RESOLUTION NO. 0055

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE ALHAMBRA REDEVELOPMENT AGENCY APPROVING A REVISION TO THE LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO SB 107 CODE SECTION 34191.3

WHEREAS, the City of Alhambra Successor Agency prepared a Long Range Property Management Plan, which identifies each of the real property assets of the former Alhambra Redevelopment Agency, including the Agency's preferred method of disposing of those assets pursuant to AB 1484 Section 34191.5; and

WHEREAS, on August 14, 2013, the Oversight Board of the Successor Agency to the Alhambra Redevelopment Agency, at a noticed public meeting, reviewed and approved the City of Alhambra Successor Agency Long Range Property Management Plan for the disposition of real property assets of the former Alhambra Redevelopment Agency; and

WHEREAS, on August 14, 2013, the approved City of Alhambra Successor Agency Long Range Property Management Plan for the disposition of real property assets of the former Alhambra Redevelopment Agency was transmitted to the Department of Finance; and

WHEREAS, on December 16, 2014, the Oversight Board of the Successor Agency to the Alhambra Redevelopment Agency, at a noticed public meeting, reviewed and approved Revised sections of the City of Alhambra Successor Agency Long Range Property Management Plan for the disposition of real property assets of the former Alhambra Redevelopment Agency; and

WHEREAS, on March 25, 2015, the Oversight Board of the Successor Agency to the Alhambra Redevelopment Agency, at a noticed public meeting, reviewed and approved Revised sections of the City of Alhambra Successor Agency Long Range Property Management Plan for the disposition of real property assets of the former Alhambra Redevelopment Agency; and

WHEREAS, on March 30, 2015, the Department of Finance approved the Revised City of Alhambra Successor Agency Long Range Property Management Plan for the disposition of real property assets of the former Alhambra Redevelopment Agency; and

WHEREAS, Senate Bill 107, chaptered and effective on September 22, 2015, provides that the Successor agency may amend its LRPMP once to allow for the retention of properties that constitute parking facilities and lots dedicatedly solely to public parking for governmental use pursuant to HSC Section 34191.3; and

WHEREAS, on January 27, 2016, the Oversight Board of the Successor Agency to the Alhambra Redevelopment Agency, at a noticed public meeting, reviewed and approved an additional revision to Property #7 in the City of Alhambra Successor Agency Long Range Property Management Plan; and

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ALHAMBRA REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1. The above recitals are true and correct, and are a substantive part of this Resolution.

SECTION 2. The Alhambra Successor Agency Long Range Property Management Plan revised section is hereby approved in the form set forth in Exhibit "1" attached hereto and incorporated herein by reference.

The Successor Agency is requesting to reassign Property No. 7 from Future Development to Governmental Use as a property that may be retained for governmental use, and specific to parking as outlined in SB 107. The property is currently used for public parking at no cost. There is no revenue generation currently or contemplated in the future for this property as a result of public parking. The parking structure and adjacent public parking lot are vital for the success of future City sponsored community events as it serves as the main parking for visitors who frequent events held in the City's public plaza.

SECTION 3. The staff and the Oversight Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution.

PASSED, APPROVED AND ADOPTED this 27th day of January, 2016.

Mark Paulson, Chairperson

ATTEST:

Tara Schultz
Successor Agency Staff
Interim Director of Development Services

I HEREBY CERTIFY that the above and foregoing resolution was duly passed and adopted by the Oversight Board for the Successor Agency to the Alhambra Redevelopment Agency at its regular meeting held on January 27, 2016.

AYES: Funk, Guenthard, Murray, Paulson, Andrade-Stadler
NOES: None
ABSENT: Verches
ABSTAINED: None

Tara Schultz
Successor Agency Staff
Interim Director of Development Services

Successor Agency: Successor Agency to the City of Alhambra
County: Los Angeles
LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA REVISED 1-27-16

EXHIBIT "1"

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)	HSC 341
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue
1	Commercial	Sale of Property	Fremont Plaza Commercial Leases with the City	4/20/94	5,252,192	17,000,000	Appraised	1/10/2012	17,000,000	The City of Alhambra Successor Agency plans to liquidate the property.	Developed Community Shopping Center	2500 W. Commonwealth Ave. 2568 W. Commonwealth Ave. 2528 W. Commonwealth Ave. 2588 W. Commonwealth Ave.	5342-005-914 5342-005-914 5342-005-028 5342-005-027	7.4 Acres	CPD- Commercial Planned Development	17,000,000	Monthly $59,040.86 $35,807.15 $6,554.17 $6,794.08
2	Commercial	Sale of Property	Mahan Indian Restaurant Commercial Lease with the City	2/5/1999	229,157	408,000	Appraised	10/3/2010	Not Available	The Alhambra Successor Agency will dispose of this property. However, a Lease Agreement between the former Alhambra Redevelopment Agency and Mahan Indian Restaurant Inc., dated January 14, 2008, Section 2.5(a) grants the tenant the Right of First Refusal to purchase the property in the event it is sold. The Successor Agency has not informed Mahan Indian Restaurant regarding potential sale of the building.	Commercial Development & Rehab of Main St.	110 W. Main Street	5344-025-901	2,052	CBD- Central Business District	408,000	3,575.00
3	Commercial	Sale of Property	Lizard Theater & Subway Commercial Lease with the City	1/16/2002	450,000	764,000	Appraised	10/3/2010	Not Available	The City of Alhambra Successor Agency plans to liquidate the property.	Commercial Development & Rehab of Main St.	112/116 W. Main Street	5344-025-902	4,129	CBD- Central Business District	605,000	$1,897.00 $1.00
4	Parking Lot/Structure	Sale of Property	Parking lot on Monterey Enforceable Obligation/Public Parking	1984	550,000	Not Available		Not Available	Not Available	The City of Alhambra Successor Agency plans to liquidate the property.	Public Parking lots	No Legal Address Assigned	5345-004-091, 903, 904, 910	16,171	CBD- Central Business District	Not Available	Not Applicable
5	Parking Lot/Structure	Sale of Property	Parking lot on Chapel Public Parking	1990	No valuation has been made for the property on the books and records of the former agency or the city.	Not Available		Not Available	Not Available	The City of Alhambra Successor Agency plans to liquidate the property.	The property was acquired for the purpose of providing additional parking for the businesses along Main St.	No Legal Address Assigned	5345-004-912, 915	7,670	CBD- Central Business District	Not Available	Not Applicable
6	Other	Governmental Use	Edwards Theater Public Plaza Enforceable Obligation/Public Plaza within entertainment complex	1998/1999	1.15 million (Section 108)	Not Available		Not Available	Not Available	Governmental Transfer	Theatre and retail project	No Legal Address Assigned	5337-024-911	18,794	CBD- Central Business District	Not Available	Not Applicable
7	Parking Lot/Structure	Governmental Use	Edwards Theater Parking Structure Enforceable Obligation/Public parking structure for entertainment complex/Downtown businesses (811 parking spaces)	1998/1999	1.15 million (Section 108)	Not Available		Not Available	Not Available	It is the City of Alhambra's intent under SB 107 Health and Safety Code Section 34191.3 to retain the property for Governmental Use.	Theatre and retail project	No Legal Address Assigned	5337-023-917	80,385	CBD- Central Business District	Not Available	Not Applicable
8	Roadway/Walkway	Governmental Use	Public Landscape Strip Sidewalk on Commonwealth	3/16/1973	12,759.45	13,701		2011	Not proposing to sell property	Not Applicable	Street widening project	No Legal Address Assigned	5342-021-901	4,670	N/A The property is developed as a public sidewalk & landscape planter	13,701	Not Applicable
9	Vacant Lot/Land	Sale of Property	107 Chapel Ave. Future Development	9/3/1991	307,522	484,500	Appraised	Oct-10	Property will be appraised prior to disposition.	Not known	development	107 S. Chapel Ave.	5345-004-911	10,202	CBD- Central Business District	Property will be appraised prior to disposition.	Not Applicable
10	Vacant Lot/Land	Sale of Property	Corner of Commonwealth & Date Future Commercial Development	November 1986	173,775	460,000	Appraised	1/10/2012	500,000	2013 -Prior to the dissolution of the former Redevelopment Agency, the City received a proposal to develop the site, in conjunction with the immediately adjacent parcels, with a commercial development measuring up to 25,000 square feet. The proposed purchase offer is for $500,000.	The former Agency purchased the subject property in 1986 with the intention of developing it along with the adjacent properties to accommodate a larger commercial development.	2206 E. Commonwealth Ave.	5342-005-902	9,600 sq. ft. :0.22 Acres	CPD- Commercial Planned Development	500,000	Not Applicable
11	Vacant Lot/Land	Other	DELETED Landscaped Area approx. 2ft. x 400 ft. (located on Commonwealth Ave. immediately north of the Fremont Inn)	1986	Not Available	Not Available		Not Available	None	Proposal to transfer property at no cost to adjacent landowner for maintenance & liability purposes	Land was acquired as part of the retail development and was to be deeded to the adjacent property, currently the Fremont Inn.	No Legal Address Assigned	5342-010-905	Landscape Area approx. 2 ft. x 400ft.	CPD, Commercial Planned Development with RC, Regional Commercial overlay	There is no current appraisal information for the property.	Not Applicable

Notes:
Properties highlighted in blue have been revised

Property #11 (Landscape Planter) The landscape planter property has been removed from the LRPMP and the Alhambra Redevelopment Agency RDA Asset Transfer Review list. The property is owned by a private party who provided documentation showing the property belongs to them. It is assumed that the Assessor's office did not update the property information at the time of transfer. On May 23, 2014, a copy of the Grant Deed dated June 30, 1998 identifying the owners of the landscape planter property was sent to the Department of Finance and per the DOF's direction, the property was removed.

Successor Agency: Successor Agency to the City of Alhambra
County: Los Angeles
LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)		91.5 (c)(1)(E)	HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)H)
No.	Property Type	Permissible Use	Permissible Use Detail	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Commercial	Sale of Property	**Fremont Plaza** Commercial Leases with the City	Revenue- CDBG Program Income	None	This site is located in a major arterial roadway in the city. The property is convenient to current transit bus routes within the city which are operated by Los Angeles county Metropolitan Transportation Authority (MTA) as well as the Alhambra Community Transit (ACT). However, there is no major transportation hub nearby or planned for the future and therefore would not be suitable for a transit oriented development site.	In order for the property to meet its potential, it is the City's intention to improve the second floor and maximize the buildings square footage. The second floor is currently not considered useable space as it has not been improved to rentable conditions.	There is no history of previous development proposals for the entire site since the former Redevelopment Agency took possession of the property, however there has been interest to improve the second floor for potential retail companies.
2	Commercial	Sale of Property	**Mahan Indian Restaurant** Commercial Lease with the City	Revenue- CDBG Program Income	None	The property is located midblock along a major arterial roadway in the City. There are two fixed bus routes on Main St.: the Los Angeles County Metropolitan Transportation Authority (MTA) and the Alhambra Community Transit (ACT). However, the property is small and has been developed to its full potential. There is no major transportation hub nearby or planned for the future and therefore the property would not be suitable for a transit oriented development site.	Business Retention	Façade Rehabilitation Program
3	Commercial	Sale of Property	**Lizard Theater & Subway** Commercial Lease with the City	Revenue- CDBG Program Income	None	The property is located midblock along a major arterial roadway in the City. There are two fixed bus routes on Main St.: the Los Angeles County Metropolitan Transportation Authority (MTA) and the Alhambra Community Transit (ACT). However, the property is small and has been developed to its full potential. There is no major transportation hub nearby or planned for the future and therefore the property would not be suitable for a transit oriented development site.	Business Retention	Façade Rehabilitation Program
4	Parking Lot/Structure	Sale of Property	**Parking lot on Monterey** Enforceable Obligation/Public Parking	Parking Easement Agreement	None	No major arterials connect to these lots; therefore, the lots are not ideal or attractive for use as a potential transit oriented development.	Public Purpose	There are no documented development proposals for this site. The property is currently dedicated to government use for public parking in the downtown business district.
5	Parking Lot/Structure	Sale of Property	**Parking lot on Chapel** Public Parking	Not Applicable	None	The lots are located behind a small office building and are totally landlocked. No major arterials connect to these lots; therefore, the lots are not ideal or attractive for use as a potential transit oriented development. Access to the site is through the public alley located north and west of the properties.	Public Purpose	There are no documented development proposals for this site. The property is currently dedicated to government use for public parking in the downtown business district.
6	Other	Governmental Use	**Edwards Theater Public Plaza** Enforceable Obligation/Public Plaza within entertainment complex	Not Applicable	None	Not Applicable	Public Purpose	Not Applicable
7	Parking Lot/Structure	Governmental Use	**Edwards Theater Parking Structure** Enforceable Obligation/Public parking structure for entertainment complex/Downtown businesses (811 parking spaces)	Parking Easement Agreement	None	The site does not have strong potential for transit-oriented development. Given its current use for a public purpose as a public parking structure and surface parking lot, the property is undevelopable on its own.	Public Purpose	Not Applicable
8	Roadway/Walkway	Governmental Use	**Public Landscape Strip Sidewalk on Commonwealth**	Not Applicable	There is no known contamination on site	Not Applicable	The property has met its potential as it has been improved as planned since the 1970's. The site was acquired on March 16, 1973 for public purpose as part of the Commonwealth Avenue Widening Project to promote public safety.	There are no current or previously proposed development proposals for this site. Nor are there any proposals for rental of the property.
9	Vacant Lot/Land	Sale of Property	**107 Chapel Ave. Future Development**	Not Applicable	There is no known contamination on site	There is a fixed route community transit bus route that runs along Chapel Ave., however, there is no major transportation hub nearby or planned for the future and therefore would not be suitable for a transit oriented development site.	The property is zoned commercial with a downtown revitalization district overlay and therefore is available for development opportunities that would enhance and complement the development and revitalization of Alhambra's Downtown Main St.	The property was purchased by the former Alhambra Redevelopment Agency with the intent of acquiring the surrounding property to create additional senior and/or low/moderate income housing for the community.
10	Vacant Lot/Land	Sale of Property	**Corner of Commonwealth & Date** Future Commercial Development	Not Applicable	There is no known contamination on site	The property is situated at the intersection of Date and Commonwealth Avenues. There are two fixed bus routes on Commonwealth: the Los Angeles County Metropolitan Transportation Authority (MTA) as well as the Alhambra Community Transit (ACT). However, this specific site does not have a strong potential for transit-oriented development. There is no major transportation hub nearby or planned for the future and therefore the property would not be suitable for a transit oriented development site.	The development of this property and adjacent properties to create a new commercial center would advance the planning objectives of the Alhambra Successor Agency. One of the planning goals is new investment on this site that will be attractive and generate revenue for the City of Alhambra. The development of the site will meet that goal.	Prior to the dissolution of the former Redevelopment Agency, a developer, and owner of the adjacent properties, submitted a proposal to develop the site, in conjunction with the adjacent parcels, with a commercial development measuring up to 25,000 square feet. Developer has agreed to pay above the appraised value
11	Vacant Lot/Land	Other	**DELETED** Landscaped Area approx. 2ft. x 400 ft. (located on Commonwealth Ave. immediately north of the Fremont Inn)	Not Applicable	There is no known contamination on site	Not Applicable	Not Applicable	There are no previous or current development proposals for the property.

Notes:

Properties highlighted in blue have been revised

Property #11 (Landscape Planter) The landscape planter property has been re
The property is owned by a private party who provided documentation showi
information at the time of transfer. On May 23, 2014, a copy of the Grant Deed
Department of Finance and per the DOF's direction, the property was remove

RESOLUTION NO. 0048

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ALHAMBRA REDEVELOPMENT AGENCY APPROVING REVISIONS TO THE LONG RANGE PROPERTY MANAGEMENT PLAN AS PREPARED PURSUANT TO AB 1484 SECTION 34191.5 FOR THE DISPOSITION OF REAL PROPERTY ASSETS OF THE FORMER ALHAMBRA REDEVELOPMENT AGENCY

WHEREAS, the City of Alhambra Successor Agency prepared a Long Range Property Management Plan, which identifies each of the real property assets of the former Alhambra Redevelopment Agency, including the Agency's preferred method of disposing of those assets pursuant to AB 1484 Section 34191.5; and

WHEREAS, on August 14, 2013, the Oversight Board of the Successor Agency to the Alhambra Redevelopment Agency, at a noticed public meeting, reviewed and approved the City of Alhambra Successor Agency Long Range Property Management Plan for the disposition of real property assets of the former Alhambra Redevelopment Agency; and

WHEREAS, on August 14, 2013, the approved City of Alhambra Successor Agency Long Range Property Management Plan for the disposition of real property assets of the former Alhambra Redevelopment Agency was transmitted to the Department of Finance; and

WHEREAS, on December 16, 2014, the Oversight Board of the Successor Agency to the Alhambra Redevelopment Agency, at a noticed public meeting, reviewed and approved Revised sections of the City of Alhambra Successor Agency Long Range Property Management Plan for the disposition of real property assets of the former Alhambra Redevelopment Agency; and

WHEREAS, City staff has been in regular communications with the Department of Finance regarding the content of the Long Range Property Management Plan and the intentions for each of the properties. During a recent discussion, staff was made aware that certain properties were in need of revision in order to approve the plan; and

WHEREAS, on March 25, 2015, the Oversight Board of the Successor Agency to the Alhambra Redevelopment Agency, at a noticed public meeting, reviewed and approved additional revisions to Properties #1 & 7 and to clarify the intended distribution of sale proceeds for properties identified for sale in the City of Alhambra Successor Agency Long Range Property Management Plan for the disposition of real property assets of the former Alhambra Redevelopment Agency; and

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ALHAMBRA REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1. The above recitals are true and correct, and are a substantive part of this Resolution.

SECTION 2. The Alhambra Successor Agency Long Range Property Management Plan revised sections are hereby approved in the form set forth in Exhibit "1" attached hereto and incorporated herein by reference.

a. Property #1: Fremont Plaza - This property was previously listed as "Future Development" under the Permissible Use per HSC 34191.5 (c)(2) and is hereby revised to "For Sale". Also, under the Long Range Property Management Plan: Property Inventory Data sheet, the Sale of Property column is hereby revised to "The City of Alhambra Successor Agency plans to liquidate the property."

b. Property #7: Edwards Theater Parking Structure – This property was previously listed as "Other" under the Permissible Use per HSC 34191.5 (c)(2) and was revised to "Governmental Use" and is hereby revised to "Future Development". Also, under the Long Range Property Management Plan: Property Inventory Data sheet, the Sale of Property column was revised from "Not proposing to sell property" to "Governmental Transfer". This column is hereby revised to read as follows:

> "It is the City of Alhambra's intent under Health and Safety Code Section 34180(f) to retain the property for future development activities and to negotiate a compensation agreement with the other taxing entities."

SECTION 3. The proceeds from the sale of each property identified in the Long Range Property Management Plan as adopted in August 2013, and amended December 16, 2014 and amended herein, as "For Sale" will be used to fulfill the enforceable obligations of the Successor Agency.

SECTION 4. The staff and the Oversight Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution.

PASSED, APPROVED AND ADOPTED this 25th day of March, 2015.

Mark Paulson, Chairperson

ATTEST:

Tara Schultz
Successor Agency Staff
Director of Development Services

I HEREBY CERTIFY that the above and foregoing resolution was duly passed and adopted by the Oversight Board for the Successor Agency to the Alhambra Redevelopment Agency at its regular meeting held on March 25, 2015.

AYES: ENG, GUENTHARD, PAULSON, VERCHES
NOES: NONE
ABSENT: FUNK, LASH, MESSINA
ABSTAINED: NONE

Tara Schultz
Successor Agency Staff
Director of Development Services

Successor Agency: Successor Agency to the City of Alhambra
County: Los Angeles
LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA REVISED 3-25-15

Exhibit "1"

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value
1	Commercial	Sale of Property	**Fremont Plaza** Commercial Leases with the City	4/20/94	5,252,192	17,000,000	Appraised	1/10/2012	17,000,000
2	Commercial	Sale of Property	**Mahan Indian Restaurant** Commercial Lease with the City	2/5/1999	229,157	408,000	Appraised	10/3/2010	Not Available
3	Commercial	Sale of Property	**Lizard Theater & Subway** Commercial Lease with the City	1/16/2002	450,000	764,000	Appraised	10/3/2010	Not Available
4	Parking Lot/Structure	Sale of Property	**Parking lot on Monterey** Enforceable Obligation/Public Parking	1984	550,000	Not Available		Not Available	Not Available
5	Parking Lot/Structure	Sale of Property	**Parking lot on Chapel** Public Parking	1990	No valuation has been made for the property on the books and records of the former agency or the city.	Not Available		Not Available	Not Available
6	Other	Governmental Use	**Edwards Theater Public Plaza** Enforceable Obligation/Public Plaza within entertainment complex	1998/1999	1.15 million (Section 108)	Not Available		Not Available	Not Available
7	Parking Lot/Structure	Future Development	**Edwards Theater Parking Structure** Enforceable Obligation/Public parking structure for entertainment complex/Downtown businesses (811 parking spaces)	1998/1999	1.15 million (Section 108)	Not Available		Not Available	Not Available
8	Roadway/Walkway	Governmental Use	**Public Landscape Strip Sidewalk on Commonwealth**	3/16/1973	12,759.45	13,701		2011	Not proposing to sell property
9	Vacant Lot/Land	Sale of Property	**107 Chapel Ave.** Future Development	9/3/1991	307,522	484,500	Appraised	Oct-10	Property will be appraised prior to disposition.
10	Vacant Lot/Land	Sale of Property	**Corner of Commonwealth & Date** Future Commercial Development	November 1986	173,775	460,000	Appraised	1/10/2012	500,000
11	Vacant Lot/Land	Other	**DELETED** Landscaped Area approx. 2ft. x 400 ft. **(located on Commonwealth Ave. immediately north of the Fremont Inn)**	1986	Not Available	Not Available		Not Available	None

Notes:

Properties highlighted in blue have been revised

Property #11 (Landscape Planter) The landscape planter property has been removed from the LRPMP and the Alhambra Redevelopment Agency RDA Asset Transfer Review list. The property is owned by a private party who provided documentation showing the property belongs to them. It is assumed that the Assessor's office did not update the property information at the time of transfer. On May 23, 2014, a copy of the Grant Deed dated June 30, 1998 identifying the owners of the landscape planter property was sent to the Department of Finance and per the DOF's direction, the property was removed.

Exhibit "1"

SALE OF PROPERTY	HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)	HSC 341
Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue
The City of Alhambra Successor Agency plans to liquidate the property.	Developed Community Shopping Center	2500 W. Commonwealth Ave. 2568 W. Commonwealth Ave. 2528 W. Commonwealth Ave. 2588 W. Commonwealth Ave.	5342-005-914 5342-005-914 5342-005-028 5342-005-027	7.4 Acres	CPD- Commercial Planned Development	17,000,000	Monthly $59,040.86 $35,807.15 $6,554.17 $6,794.08
The Alhambra Successor Agency will dispose of this property. However, a Lease Agreement between the former Alhambra Redevelopment Agency and Mahan Indian Restaurant Inc., dated January 14, 2008, Section 2.5(a) grants the tenant the Right of First Refusal to purchase the property in the event it is sold. The Successor Agency has not informed Mahan Indian Restaurant regarding potential sale of the building.	Commercial Development & Rehab of Main St.	110 W. Main Street	5344-025-901	2,052	CBD- Central Business District	408,000	3,575.00
The City of Alhambra Successor Agency plans to liquidate the property.	Commercial Development & Rehab of Main St.	112/116 W. Main Street	5344-025-902	4,129	CBD- Central Business District	605,000	$1,897.00 $1.00
The City of Alhambra Successor Agency plans to liquidate the property.	Public Parking lots	No Legal Address Assigned	5345-004-091, 903, 904, 910	16,171	CBD- Central Business District	Not Available	Not Applicable
The City of Alhambra Successor Agency plans to liquidate the property.	The property was acquired for the purpose of providing additional parking for the businesses along Main St.	No Legal Address Assigned	5345-004-912, 915	7,670	CBD- Central Business District	Not Available	Not Applicable
Governmental Transfer	Theatre and retail project	No Legal Address Assigned	5337-024-911	18,794	CBD- Central Business District	Not Available	Not Applicable
It is the City of Alhambra's intent under Health and Safety Code Section 34180(f) to retain the property for future development activities and to negotiate a compensation agreement with the other taxing entities.	Theatre and retail project	No Legal Address Assigned	5337-023-917	80.385	CBD- Central Business District	Not Available	Not Applicable
Not Applicable	Street widening project	No Legal Address Assigned	5342-021-901	4,670	N/A The property is developed as a public sidewalk & landscape planter	13,701	Not Applicable
Not known	development	107 S. Chapel Ave.	5345-004-911	10,202	CBD- Central Business District	Property will be appraised prior to disposition.	Not Applicable
2013 -Prior to the dissolution of the former Redevelopment Agency, the City received a proposal to develop the site, in conjunction with the immediately adjacent parcels, with a commercial development measuring up to 25,000 square feet. The proposed purchase offer is for $500,000.	The former Agency purchased the subject property in 1986 with the intention of developing it along with the adjacent properties to accommodate a larger commercial development.	2206 E. Commonwealth Ave.	5342-005-902	9,600 sq. ft. ;0.22 Acres	CPD- Commercial Planned Development	500,000	Not Applicable
Proposal to transfer property at no cost to adjacent landowner for maintenance & liability purposes	Land was acquired as part of the retail development and was to be deeded to the adjacent property, currently the Fremont Inn.	No Legal Address Assigned	5342-010-905	Landscape Area approx. 2 ft. x 400ft.	CPD, Commercial Planned Development with RC, Regional Commercial overlay	There is no current appraisal information for the property.	Not Applicable

Successor Agency: Successor Agency to the City of Alhambra
County: Los Angeles
LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Exhibit "1"

		HSC 34191.5 (c)(2)		91.5 (c)(1)(E)	HSC 34191.5 (c)(1)(F)	HSC 34
No.	Property Type	Permissible Use	Permissible Use Detail	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development
1	Commercial	Sale of Property	**Fremont Plaza** Commercial Leases with the City	Revenue- CDBG Program Income	None	This site is located in a major arterial roadway in the city. The property is convenient to current transit bus routes within the city which are operated by Los Angeles county Metropolitan Transportation Authority (MTA) as well as the Alhambra Community Transit (ACT). However, there is no major transportation hub nearby or planned for the future and therefore would not be suitable for a transit oriented development site.
2	Commercial	Sale of Property	**Mahan Indian Restaurant** Commercial Lease with the City	Revenue- CDBG Program Income	None	The property is located midblock along a major arterial roadway in the City. There are two fixed bus routes on Main St.: the Los Angeles County Metropolitan Transportation Authority (MTA) and the Alhambra Community Transit (ACT). However, the property is small and has been developed to its full potential. There is no major transportation hub nearby or planned for the future and therefore the property would not be suitable for a transit oriented development site.
3	Commercial	Sale of Property	**Lizard Theater & Subway** Commercial Lease with the City	Revenue- CDBG Program Income	None	The property is located midblock along a major arterial roadway in the City. There are two fixed bus routes on Main St.: the Los Angeles County Metropolitan Transportation Authority (MTA) and the Alhambra Community Transit (ACT). However, the property is small and has been developed to its full potential. There is no major transportation hub nearby or planned for the future and therefore the property would not be suitable for a transit oriented development site.
4	Parking Lot/Structure	Sale of Property	**Parking lot on Monterey** Enforceable Obligation/Public Parking	Parking Easement Agreement	None	No major arterials connect to these lots; therefore, the lots are not ideal or attractive for use as a potential transit oriented development.
5	Parking Lot/Structure	Sale of Property	**Parking lot on Chapel** Public Parking	Not Applicable	None	The lots are located behind a small office building and are totally landlocked. No major arterials connect to these lots; therefore, the lots are not ideal or attractive for use as a potential transit oriented development. Access to the site is through the public alley located north and west of the properties.
6	Other	Governmental Use	**Edwards Theater Public Plaza** Enforceable Obligation/Public Plaza within entertainment complex	Not Applicable	None	Not Applicable
7	Parking Lot/Structure	Future Development	**Edwards Theater Parking Structure** Enforceable Obligation/Public parking structure for entertainment complex/Downtown businesses (811 parking spaces)	Parking Easement Agreement	None	The site does not have strong potential for transit-oriented development. Given its current use for a public purpose as a public parking structure and surface parking lot, the property is undevelopable on its own.
8	Roadway/Walkway	Governmental Use	**Public Landscape Strip Sidewalk on Commonwealth**	Not Applicable	There is no known contamination on site	Not Applicable
9	Vacant Lot/Land	Sale of Property	**107 Chapel Ave.** Future Development	Not Applicable	There is no known contamination on site	There is a fixed route community transit bus route that runs along Chapel Ave., however, there is no major transportation hub nearby or planned for the future and therefore would not be suitable for a transit oriented development site.
10	Vacant Lot/Land	Sale of Property	**Corner of Commonwealth & Date** Future Commercial Development	Not Applicable	There is no known contamination on site	The property is situated at the intersection of Date and Commonwealth Avenues. There are two fixed bus routes on Commonwealth: the Los Angeles County Metropolitan Transportation Authority (MTA) as well as the Alhambra Community Transit (ACT). However, this specific site does not have a strong potential for transit-oriented development. There is no major transportation hub nearby or planned for the future and therefore the property would not be suitable for a transit oriented development site.
11	Vacant Lot/Land	Other	**DELETED** Landscaped Area approx. 2ft. x 400 ft. **(located on Commonwealth Ave. immediately north of the Fremont Inn)**	Not Applicable	There is no known contamination on site	Not Applicable

191.5 (c)(1)(G)	HSC 34191.5 (c)(1)H)
Advancement of planning objectives of the successor agency	History of previous development proposals and activity
In order for the property to meet its potential, it is the City's intention to improve the second floor and maximize the buildings square footage. The second floor is currently not considered useable space as it has not been improved to rentable conditions.	There is no history of previous development proposals for the entire site since the former Redevelopment Agency took possession of the property, however there has been interest to improve the second floor for potential retail companies.
Business Retention	Façade Rehabilitation Program
Business Retention	Façade Rehabilitation Program
Public Purpose	There are no documented development proposals for this site. The property is currently dedicated to government use for public parking in the downtown business district.
Public Purpose	There are no documented development proposals for this site. The property is currently dedicated to government use for public parking in the downtown business district.
Public Purpose	Not Applicable
Public Purpose	Not Applicable
The property has met its potential as it has been improved as planned since the 1970's. The site was acquired on March 16, 1973 for public purpose as part of the Commonwealth Avenue Widening Project to promote public safety.	There are no current or previously proposed development proposals for this site. Nor are there any proposals for rental of the property.
The property is zoned commercial with a downtown revitalization district overlay and therefore is available for development opportunities that would enhance and complement the development and revitalization of Alhambra's Downtown Main St.	The property was purchased by the former Alhambra Redevelopment Agency with the intent of acquiring the surrounding property to create additional senior and/or low/moderate income housing for the community.
The development of this property and adjacent properties to create a new commercial center would advance the planning objectives of the Alhambra Successor Agency. One of the planning goals is new investment on this site that will be attractive and generate revenue for the City of Alhambra. The development of the site will meet that goal.	Prior to the dissolution of the former Redevelopment Agency, a developer, and owner of the adjacent properties, submitted a proposal to develop the site, in conjunction with the adjacent parcels, with a commercial development measuring up to 25,000 square feet. Developer has agreed to pay above the appraised value
Not Applicable	There are no previous or current development proposals for the property.

RESOLUTION NO. 0046

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ALHAMBRA REDEVELOPMENT AGENCY APPROVING REVISIONS TO THE LONG RANGE PROPERTY MANAGEMENT PLAN AS PREPARED PURSUANT TO AB 1484 SECTION 34191.5 FOR THE DISPOSITION OF REAL PROPERTY ASSETS OF THE FORMER REDEVELOPMENT AGENCY

WHEREAS, the City of Alhambra Successor Agency prepared a Long Range Property Management Plan, which identifies each of the real property assets of the former Alhambra Redevelopment Agency, including the Agency's preferred method of disposing of those assets pursuant to AB 1484 Section 34191.5; and

WHEREAS, on August 14, 2013, the Oversight Board of the Successor Agency to the Alhambra Redevelopment Agency, at a noticed public meeting, reviewed and approved the City of Alhambra Successor Agency Long Range Property Management Plan for the disposition of real property assets of the former Alhambra Redevelopment Agency; and

WHEREAS, on August 14, 2013, the approved City of Alhambra Successor Agency Long Range Property Management Plan for the disposition of real property assets of the former Alhambra Redevelopment Agency was transmitted to the Department of Finance; and

WHEREAS, City staff has been in regular communications with the Department of Finance regarding the content of the Long Range Property Management Plan and the intentions for each of the properties. During a recent discussion, staff was made aware that certain properties were in need of revision in order to approve the plan; and

WHEREAS, on December 16, 2014, the Oversight Board of the Successor Agency to the Alhambra Redevelopment Agency, at a noticed public meeting, reviewed and approved Revised sections of the City of Alhambra Successor Agency Long Range Property Management Plan for the disposition of real property assets of the former Alhambra Redevelopment Agency; and

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ALHAMBRA REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1. The above recitals are true and correct, and are a substantive part of this Resolution.

SECTION 2. The Alhambra Successor Agency Long Range Property Management Plan revised sections are hereby approved in the form set forth in Exhibit "1" attached hereto and incorporated herein by reference.

a. Property #4: Parking lot on Monterey Street– This property was previously listed as "Other" under the Permissible Use per HSC 3419.5 (c)(2) and is hereby revised to "Sale of Property". Also, under the Long Range Property Management Plan: Property Inventory Data sheet, the Sale of Property column has been revised from "Not proposing to sell property" to "The City of Alhambra Successor Agency plans to liquidate the property". The City is working with the new owner/developer of the adjacent shopping center currently known as the Alhambra Place project, to which the property is encumbered, on the sale/purchase of the property. The developer has assumed the lease for the property. The property will be subject to an appraisal prior to any sale.

b. Property #5: Parking lot on Chapel Avenue– This property was previously listed as "Other" under the Permissible Use per HSC 3419.5 (c)(2) and is hereby revised to "Sale of Property". Also, under the Long Range Property Management Plan: Property Inventory Data sheet, the Sale of Property column has been revised from "Not proposing to sell property" to "The City of Alhambra Successor Agency plans to liquidate the property". The property will be subject to an appraisal prior to any sale.

c. Property #6: Edwards Theater Public Plaza – This property was previously listed as "Other" under the Permissible Use per HSC 3419.5 (c)(2) and is hereby revised to "Governmental Use". Also, under the Long Range Property Management Plan: Property Inventory Data sheet, the Sale of Property column has been revised from "Not proposing to sell property" to "Governmental Transfer". This section has also been revised to reflect the public use of the plaza. The public plaza is the first of its kind within the City strategically located within the heart of the City's downtown. The public plaza serves as the City's main square to host a wide variety of City and Chamber of Commerce sponsored community events frequently held in the public plaza.

d. Property #7: Edwards Theater Parking Structure – This property was previously listed as "Other" under the Permissible Use per HSC 3419.5 (c)(2) and is hereby revised to "Governmental Use". Also, under the Long Range Property Management Plan: Property Inventory Data sheet, the Sale of Property column has been revised from "Not proposing to sell property" to "Governmental Transfer". The property description write up has also been revised to identify the link between the use of the public parking structure, public surface parking and adjacent public plaza. The parking structure and adjacent public parking lot are vital for the success of future City sponsored community events due to the fact that they designed to and currently serve as the main areas parking for visitors who frequent events held in the City's public plaza.

e. Property #11: Landscape Area – This property is hereby removed from the Long Range Property Management Plan pursuant to verbal conversations with the Department of Finance. Previously it was thought that the property, which was intended to be transferred to the adjacent property owner was inadvertently not, and therefore remained

an asset of the former Redevelopment Agency. The property owner has submitted the necessary documentation, which indicated that the property was transferred and owned by the adjacent property owner and was erroneously listed as Agency property by the Los Angeles County Assessor's office. This documentation has been transmitted to the Department of Finance and they have indicated that the removal of this property from the Plan is appropriate at this time.

SECTION 3. The Alhambra Successor Agency Long Range Property Management Plan was prepared pursuant to AB 1484 Section 34191.5 is hereby approved in the form set forth in Exhibit "1" attached hereto and incorporated herein by reference.

SECTION 4. The proceeds from the sale of each property will be either submitted to the Los Angeles County Auditor Controller's office for distribution to the taxing entities, or used to fulfill the enforceable obligations of the Successor Agency on a case by case basis.

SECTION 5. All properties will be subject to a fair market appraisal prior to completing any sale of the property.

SECTION 6. The staff and the Oversight Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution.

PASSED, APPROVED AND ADOPTED this 16th day of December, 2014.

Mark Paulson, Chairperson

ATTEST:

Tara Schultz
Successor Agency Staff
Interim Director of Development Services

I HEREBY CERTIFY that the above and foregoing resolution was duly passed and adopted by the Oversight Board for the Successor Agency to the Alhambra Redevelopment Agency at its regular meeting held on December 16, 2014.

AYES: FUNK, GUENTHARD, LASH, MESSINA, PAULSON
NOES: NONE
ABSENT: ENG, VERCHES

ABSTAINED: NONE

Tara Schultz
Successor Agency Staff
Interim Director of Development Services

City of Alhambra

REVISED

Long-Range Property Management Plan

Prepared by the City of Alhambra Successor Agency to the Alhambra Redevelopment Agency

Tuesday, December 16, 2014

Successor Agency: Successor Agency to the City of Alhambra
County: Los Angeles
LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA REVISED 12-16-14

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)	HSC 341
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue
1	Commercial	Future Development	Fremont Plaza Commercial Leases with the City	4/20/94	5,252,192	17,000,000	Appraised	1/10/2012	17,000,000	It is the City of Alhambra's intent under Health and Safety Code Section 34180(f) to retain the property for future redevelopment activities and to negotiate a compensation agreement with the other taxing entities.	Developed Community Shopping Center	2500 W. Commonwealth Ave. 2568 W. Commonwealth Ave. 2528 W. Commonwealth Ave. 2588 W. Commonwealth Ave.	5342-005-914 5342-005-914 5342-005-028 5342-005-027	7.4 Acres	CPD- Commercial Planned Development	17,000,000	Monthly $59,040.86 $35,807.15 $6,554.17 $6,784.08
2	Commercial	Sale of Property	Mahan Indian Restaurant Commercial Lease with the City	2/5/1999	229,157	408,000	Appraised	10/3/2010	Not Available	The Alhambra Successor Agency will dispose of this property. However, a Lease Agreement between the former Alhambra Redevelopment Agency and Mahan Indian Restaurant Inc., dated January 14, 2008, Section 2.5(a) grants the tenant the Right of First Refusal to purchase the property in the event it is sold. The Successor Agency has not informed Mahan Indian Restaurant regarding potential sale of the building.	Commercial Development & Rehab of Main St.	110 W. Main Street	5344-025-901	2,052	CBD- Central Business District	408,000	3,575.00
3	Commercial	Sale of Property	Lizard Theater & Subway Commercial Lease with the City	1/16/2002	450,000	764,000	Appraised	10/3/2010	Not Available	The City of Alhambra Successor Agency plans to liquidate the property.	Commercial Development & Rehab of Main St.	112/116 W. Main Street	5344-025-902	4,129	CBD- Central Business District	605,000	$1,897.00 $1.00
4	Parking Lot/Structure	Sale of Property	Parking lot on Monterey Enforceable Obligation/Public Parking	1984	550,000	Not Available		Not Available	Not Available	The City of Alhambra Successor Agency plans to liquidate the property.	Public Parking lots	No Legal Address Assigned	5345-004-091, 903, 904, 910	16,171	CBD- Central Business District	Not Available	Not Applicable
5	Parking Lot/Structure	Sale of Property	Parking lot on Chapel Public Parking	1990	No valuation has been made for the property on the books and records of the former agency or the city.	Not Available		Not Available	Not Available	The City of Alhambra Successor Agency plans to liquidate the property.	The property was acquired for the purpose of providing additional parking for the businesses along Main St.	No Legal Address Assigned	5345-004-912, 915	7,670	CBD- Central Business District	Not Available	Not Applicable
6	Other	Governmental Use	Edwards Theater Public Plaza Enforceable Obligation/Public Plaza within entertainment complex	1998/1999	1.15 million (Section 108)	Not Available		Not Available	Not Available	Governmental Transfer	Theatre and retail project	No Legal Address Assigned	5337-024-911	18,794	CBD- Central Business District	Not Available	Not Applicable
7	Parking Lot/Structure	Governmental Use	Edwards Theater Parking Structure Enforceable Obligation/Public parking structure for entertainment complex/Downtown businesses (811 parking spaces)	1998/1999	1.15 million (Section 108)	Not Available		Not Available	Not Available	Governmental Transfer	Theatre and retail project	No Legal Address Assigned	5337-023-917	80,385	CBD- Central Business District	Not Available	Not Applicable
8	Roadway/Walkway	Governmental Use	Public Landscape Strip Sidewalk on Commonwealth	3/16/1973	12,759.45	13,701		2011	Not proposing to sell property	Not Applicable	Street widening project	No Legal Address Assigned	5342-021-901	4,670	N/A The property is developed as a public sidewalk & landscape planter	13,701	Not Applicable
9	Vacant Lot/Land	Sale of Property	107 Chapel Ave. Future Development	9/3/1991	307,522	484,500	Appraised	Oct-10	Property will be appraised prior to disposition.	Not known	development	107 S. Chapel Ave.	5345-004-911	10,202	CBD- Central Business District	Property will be appraised prior to disposition.	Not Applicable
10	Vacant Lot/Land	Sale of Property	Corner of Commonwealth & Date Future Commercial Development	November 1986	173,775	460,000	Appraised	1/10/2012	500,000	2013 -Prior to the dissolution of the former Redevelopment Agency, the City received a proposal to develop the site, in conjunction with the immediately adjacent parcels, with a commercial development measuring up to 25,000 square feet. The proposed purchase offer is for $500,000.	The former Agency purchased the subject property in 1986 with the intention of developing it along with the adjacent properties to accommodate a larger commercial development.	2206 E. Commonwealth Ave.	5342-005-902	9,600 sq. ft. ;0.22 Acres	CPD- Commercial Planned Development	500,000	Not Applicable
11	Vacant Lot/Land	Other	DELETED Landscaped Area approx. 2ft. x 400 ft. (located on Commonwealth Ave. immediately north of the Fremont Inn)	1986	Not Available	Not Available		Not Available	None	Proposal to transfer property at no cost to adjacent landowner for maintenance & liability purposes	Land was acquired as part of the retail development and was to be deeded to the adjacent property, currently the Fremont Inn.	No Legal Address Assigned	5342-010-905	Landscape Area approx. 2 ft. x 400ft.	CPD, Commercial Planned Development with RC, Regional Commercial overlay	There is no current appraisal information for the property.	Not Applicable

Notes:

The properties highlighted in yellow have been revised.

Property #11 (Landscape Planter) The landscape planter property has been removed from the LRPMP and the Alhambra Redevelopment Agency RDA Asset Transfer Review list. The property is owned by a private party who provided documentation showing the property belongs to them. It is assumed that the Assessor's office did not update the property information at the time of transfer. On May 23, 2014, a copy of the Grant Deed dated June 30, 1998 identifying the owners of the landscape planter property was sent to the Department of Finance and per the DOF's direction, the property was removed.

Successor Agency: Successor Agency to the City of Alhambra
County: Los Angeles
LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)		91.5 (c)(1)(E)	HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	Property Type	Permissible Use	Permissible Use Detail	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Commercial	Future Development	**Fremont Plaza** Commercial Leases with the City	Revenue- CDBG Program Income	None	This site is located in a major arterial roadway in the city. The property is convenient to current transit bus routes within the city which are operated by Los Angeles county Metropolitan Transportation Authority (MTA) as well as the Alhambra Community Transit (ACT). However, there is no major transportation hub nearby or planned for the future and therefore would not be suitable for a transit oriented development site.	In order for the property to meet its potential, it is the City's intention to improve the second floor and maximize the buildings square footage. The second floor is currently not considered useable space as it has not been improved to rentable conditions.	There is no history of previous development proposals for the entire site since the former Redevelopment Agency took possession of the property, however there has been interest to improve the second floor for potential retail companies.
2	Commercial	Sale of Property	**Mahan Indian Restaurant** Commercial Lease with the City	Revenue- CDBG Program Income	None	The property is located midblock along a major arterial roadway in the City. There are two fixed bus routes on Main St.: the Los Angeles County Metropolitan Transportation Authority (MTA) and the Alhambra Community Transit (ACT). However, the property is small and has been developed to its full potential. There is no major transportation hub nearby or planned for the future and therefore the property would not be suitable for a transit oriented development site.	Business Retention	Façade Rehabilitation Program
3	Commercial	Sale of Property	**Lizard Theater & Subway** Commercial Lease with the City	Revenue- CDBG Program Income	None	The property is located midblock along a major arterial roadway in the City. There are two fixed bus routes on Main St.: the Los Angeles County Metropolitan Transportation Authority (MTA) and the Alhambra Community Transit (ACT). However, the property is small and has been developed to its full potential. There is no major transportation hub nearby or planned for the future and therefore the property would not be suitable for a transit oriented development site.	Business Retention	Façade Rehabilitation Program
4	Parking Lot/Structure	Sale of Property	**Parking lot on Monterey** Enforceable Obligation/Public Parking	Parking Easement Agreement	None	No major arterials connect to these lots; therefore, the lots are not ideal or attractive for use as a potential transit oriented development.	Public Purpose	There are no documented development proposals for this site. The property is currently dedicated to government use for public parking in the downtown business district.
5	Parking Lot/Structure	Sale of Property	**Parking lot on Chapel** Public Parking	Not Applicable	None	The lots are located behind a small office building and are totally landlocked. No major arterials connect to these lots; therefore, the lots are not ideal or attractive for use as a potential transit oriented development. Access to the site is through the public alley located north and west of the properties.	Public Purpose	There are no documented development proposals for this site. The property is currently dedicated to government use for public parking in the downtown business district.
6	Other	Governmental Use	**Edwards Theater Public Plaza** Enforceable Obligation/Public Plaza within entertainment complex	Not Applicable	None	Not Applicable	Public Purpose	Not Applicable
7	Parking Lot/Structure	Governmental Use	**Edwards Theater Parking Structure** Enforceable Obligation/Public parking structure for entertainment complex/Downtown businesses (811 parking spaces)	Parking Easement Agreement	None	The site does not have strong potential for transit-oriented development. Given its current use for a public purpose as a public parking structure and surface parking lot, the property is undevelopable on its own.	Public Purpose	Not Applicable
8	Roadway/Walkway	Governmental Use	**Public Landscape Strip Sidewalk on Commonwealth**	Not Applicable	There is no known contamination on site	Not Applicable	The property has met its potential as it has been improved as planned since the 1970's. The site was acquired on March 16, 1973 for public purpose as part of the Commonwealth Avenue Widening Project to promote public safety.	There are no current or previously proposed development proposals for this site. Nor are there any proposals for rental of the property.
9	Vacant Lot/Land	Sale of Property	**107 Chapel Ave.** Future Development	Not Applicable	There is no known contamination on site	There is a fixed route community transit bus route that runs along Chapel Ave., however, there is no major transportation hub nearby or planned for the future and therefore would not be suitable for a transit oriented development site.	The property is zoned commercial with a downtown revitalization district overlay and therefore is available for development opportunities that would enhance and complement the development and revitalization of Alhambra's Downtown Main St.	The property was purchased by the former Alhambra Redevelopment Agency with the intent of acquiring the surrounding property to create additional senior and/or low/moderate income housing for the community.
10	Vacant Lot/Land	Sale of Property	**Corner of Commonwealth & Date** Future Commercial Development	Not Applicable	There is no known contamination on site	The property is situated at the intersection of Date and Commonwealth Avenues. There are two fixed bus routes on Commonwealth: the Los Angeles County Metropolitan Transportation Authority (MTA) as well as the Alhambra Community Transit (ACT). However, this specific site does not have a strong potential for transit-oriented development. There is no major transportation hub nearby or planned for the future and therefore the property would not be suitable for a transit oriented development site.	The development of this property and adjacent properties to create a new commercial center would advance the planning objectives of the Alhambra Successor Agency. One of the planning goals is new investment on this site that will be attractive and generate revenue for the City of Alhambra. The development of the site will meet that goal.	Prior to the dissolution of the former Redevelopment Agency, a developer, and owner of the adjacent properties, submitted a proposal to develop the site, in conjunction with the adjacent parcels, with a commercial development measuring up to 25,000 square foot. Developer has agreed to pay above the appraised value
11	Vacant Lot/Land	Other	**DELETED** Landscaped Area approx. 2ft. x 400 ft. **(located on Commonwealth Ave. immediately north of the Fremont Inn)**	Not Applicable	There is no known contamination on site	Not Applicable	Not Applicable	There are no previous or current development proposals for the property.

Property No. 1
Fremont Plaza

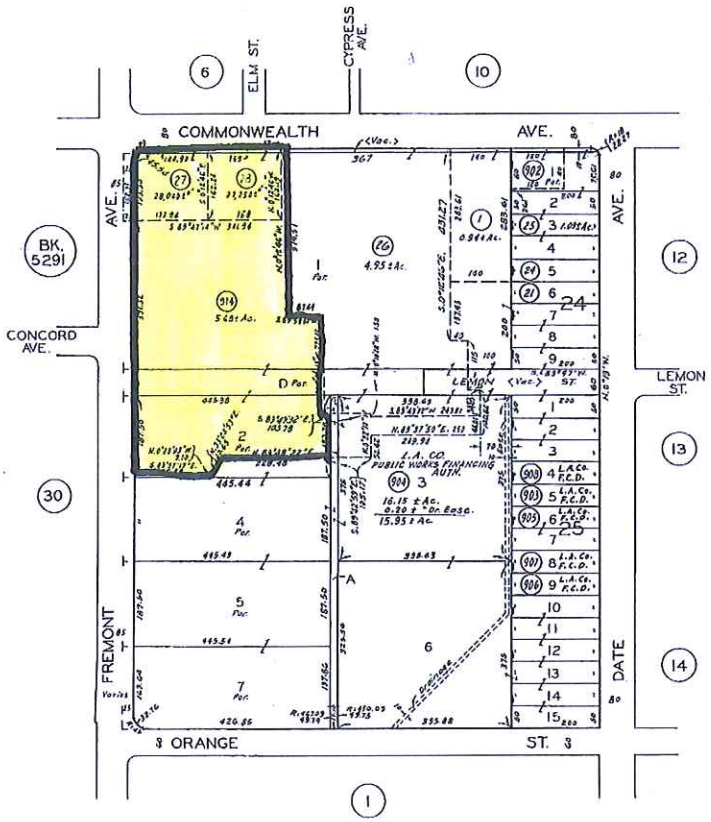
PARCEL DATA:

Address:	**Assessor's Parcel No.:**
2500 W. Commonwealth Ave.	5342-005-914
2568 W. Commonwealth Ave.	5342-005-914
2528 W. Commonwealth Ave.	5342-005-028
2588 W. Commonwealth Ave.	5342-005-027

Property Location: Southeast corner of Commonwealth Avenue and Fremont Avenue The site is highlighted in yellow on the L.A. County Assessor's map below.

Lot Size: Approximately 322,711 square feet (7.4 acres)

Current Zoning: Commercial Planned Development ("CPD")



Aerial view of the property

The Fremont Plaza is located along Commonwealth Ave. and Fremont Ave. It is identified as the area within the red outline. Fremont Ave. is a major thoroughfare in Alhambra. Land uses within the subject's neighborhood include:

North: There is residential neighborhood north of the Plaza as well as a Costco and associated retail and restaurant uses.

South: South of the Plaza along Fremont Ave. is a large office building occupied by the Los Angeles County Public Works Department. Further south is LA Fitness, and The Alhambra, a professional office campus with several tenants.

East: Albertson's Grocery Store, followed by smaller and older commercial and industrial properties.

West: Across Fremont Avenue are several commercial and retail businesses, fronting Fremont and bordering a large residential neighborhood.

Fremont Plaza
Facing South on Commonwealth Ave.

Toys R Us/Babies R Us and Party City building

The building, which contains both Toys R Us and Party City was originally constructed with two stories plus a full basement. The second floor and basement levels are presently only accessible via staircases that are not designed for public use. The Toys R Us/Babies R Us tenant is currently occupying 33,750 sq. ft. on the ground floor and utilizing 20,000 sq. ft. of basement space. The Party City tenant is occupying 13,256 sq. ft. on the ground floor. The second floor is currently vacant and is not currently considered usable space as it has not been improved to rentable conditions. However, it is the City's intention to improve the second floor and maximize the building square footage.

Petsmart building

The building is 29,357 sq. ft. and has Petsmart as its sole tenant. This is a single story building that was built in 1996.

El Pollo Loco building

This building is 3,125 sq. ft. and has El Pollo Loco as its sole tenant. This is a single story building that was built in 1996.

Taco Bell building

This building is 1,989 sq. ft. and has Taco Bell as its sole tenant. This is a single story building that was built in 1995.

- ***Property type, permissible use and permissible use detail.***
  The property consists of a freestanding retail center that is located at 2500 West Commonwealth Avenue (APN #: 5342-005-912, 027, and 028). The retail center contains approximately 81,477 rentable square feet and consists of four freestanding buildings and land area of approx. 322,711 square feet; 7.4 acres. The current zoning is CPD-Commercial Planned Development.

- ***Date of acquisition and its value at the time, and an estimate of current value, including any appraisal information, if available.***
  The property was purchased April 20, 1994 for $5,252,192.25. An appraisal of the property was performed as of January 2012, and the value at that time was determined to be $17,000,000.

- ***The purpose for which the property was acquired.***
  The closure of Sears in 1993, led to an immediate loss of 200 jobs and $180,000 in annual sales tax revenue. Initially the former Alhambra Redevelopment Agency approached commercial developers, offering traditional subsidy, to redevelop the site. These developers declined to participate, and the former Agency made a decision to develop the site itself. The former Agency took on the project in its entirety from rehabilitation and construction, to leasing and managing the properties. Due to the former Agency's outstanding achievements in completing the process, the U.S. Department of Housing and Urban Development (HUD) presented the City with a "John J. Gunther Blue Ribbon Practices in Community Development" Award.

- ***An estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.***
  The former Agency was successful in executing long term leases with national known tenants. Fremont Plaza tenants include Toys R Us/Babies R Us, Party City, Petsmart, El Pollo Loco, and Taco Bell. El Pollo Loco and Taco Bell leases are Ground Leases and the buildings were constructed and owned by the tenants. Today, the Fremont Plaza is a profitable community asset, valued in excess of $17 million. Fremont Plaza's combined businesses provide employment for roughly 260 people (a majority of whom are Alhambra residents). The center, since its opening, has and continues to, be 100% occupied with the original tenants.

  There are five active leases related to this property. The five (5) tenant spaces generate $108,196.26 per month in gross rent revenues. All tenants have long term leases with remaining options to extend the leases beyond the original term.

  <u>Toys R Us/Babies R Us and Party City:</u>
  This building contains 47,006 rentable square feet on the ground floor and contains both Toys R Us/Babies R Us and Party City. Also, Toys R Us/Babies R Us utilizes approximately 20,000 square feet of floor area in the basement of the building and Party City leases 3,268 square feet of ground floor for storage. The building was built in the 1970s and was renovated in 1995 to accommodate two stores.
  Monthly Estimate of Income/Revenue $59,040.86

  <u>Petsmart:</u>
  This building is 29,357 square feet and has Petsmart as its sole tenant. This is a single story building that was built in 1996.
  Monthly Estimate of Income/Gross Rent Revenue $35,807.15

El Pollo Loco:
This building is 3,125 square feet and has El Pollo Loco as its sole tenant. This is a single story building that was built in 1996. The El Pollo Loco lease is a Ground Lease. The building was constructed by the tenant and is currently owned by the tenant.
Monthly Estimate of Income/Gross Rent Revenue $6,554.17

Taco Bell:
This building is 1,989 square feet and has Taco Bell as its sole tenant. This is a single story building that was built in 1995. The Taco Bell lease is a Ground Lease. The building was constructed by the tenant and is currently owned by the tenant.
Monthly Estimate of Income/Gross Rent Revenue $6,794.08

Description of the contractual requirement for disposition of those revenues
The former Alhambra Redevelopment Agency developed Fremont Plaza in 1995. The former Agency (with assistance from the City) utilized HUD Section 108 loan funds to make improvements to the property. The Section 108 loan agreement between the Federal Department of Housing and Urban Development (HUD) and the City pledges program income from the project, generated from the lease revenues, towards the debt service payment. In addition, the City of Alhambra and the former Alhambra Redevelopment Agency entered into a Cooperation Agreement dated May 3, 1996; with respect to the HUD Section 108 funds provided by the City to the former Agency to make such improvements to the Plaza.

A portion of the lease revenue from the project is to be returned as program income to the HUD program as required by HUD Regulation 24 CFR 570.500(a)(1) which states that proceeds from the disposition by sale or long-term lease of real property purchased or improved with CDBG funds constitute program income. Determination of the amount of CDBG program income is to be proportionate to the amount of CDBG/Section 108 funds invested in the property, in this case 29.6 percent of the total investment. In addition, 29.6 percent of the proceeds from the sale of Fremont Plaza is to be paid to the HUD CDBG Program. Further, HUD has issued a letter confirming this requirement (attached).

- ***The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of remediation efforts.***
  The Toys R Us/Babies R Us and Party City (former Sears store) building was constructed in the 1970s, however an asbestos abatement was completed in the early 1990s when major tenant improvements were done to the building prior to the current tenants moving in. The Petsmart and El Pollo Loco buildings were constructed in 1996 and the Taco Bell building was constructed in 1995.

- ***A description of the property's potential for transit oriented development.***
  The property is situated at the intersection of Fremont and Commonwealth Avenues, a north-south major arterial roadway in the City of Alhambra. There are two fixed bus routes on both Fremont and Commonwealth: the Los Angeles County Metropolitan Transportation Authority (MTA) as well as the Alhambra Community Transit (ACT). However, this property does not have a strong potential for transit-oriented development. There is no major transportation hub nearby or planned for the future and therefore the property would not be suitable for a transit oriented development site.

- ***A description of the property's potential for the advancement of the planning objectives of the Successor Agency.***
  In order for the property to meet its potential, it is the City's intention to improve the second floor and maximize the buildings square footage approximately 50,459 square feet. The second floor is currently not considered useable space as it has not been improved to rentable conditions. The second floor is presently only accessible via staircases that are not designed for public use. Significant structure reconfiguration to the building will be required in order to provide access to the second floor not only for shoppers, but for merchandise/stock. The site was acquired on April 20, 1995 and improved to meet the needs of five nationally known tenants. The former Redevelopment Agency, and now Successor Agency, have been successful in retaining the five original tenants. The 1995-1999 Implementation Plan identifies the Fremont Plaza as a project that contributes to the success of the City's and former Agency's revitalization program with respect to property rehabilitation and business attraction.

- ***A brief history of previous development proposals and activities, including the rental or lease of the property.***
  There is no history of previous development proposals for the entire site since the former Redevelopment Agency took possession of the property, however there has been interest to improve the second floor for potential retail companies. The information about the leasing of portions of the site is described in a previous section above.

- ***Address the use or disposition of the property, including the proposed sale value and proposed sale date.***
  It is the City of Alhambra's intent under Health and Safety Code Section 34180(f) to retain the property for future redevelopment activities and to negotiate a compensation agreement with the other taxing entities. We believe the property holds a market value of approximately 18 million. However, the property will be subject to an appraisal prior to any sale.

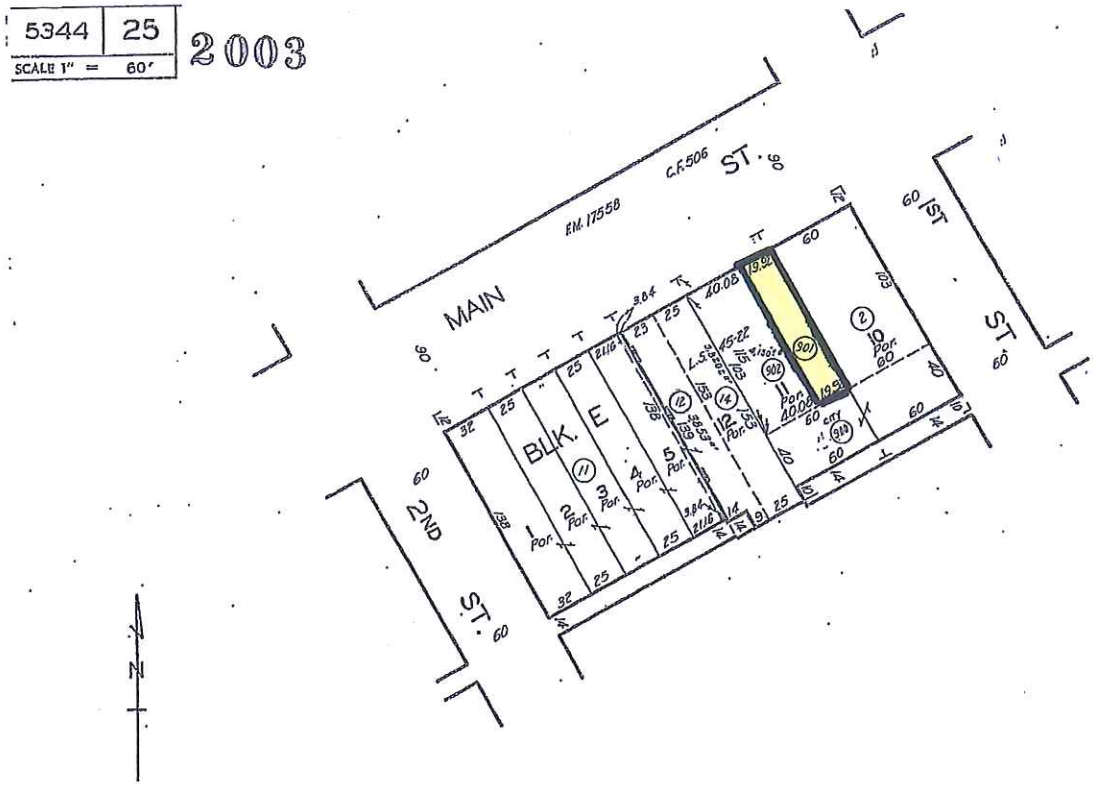
  The proceeds from sale of the property will be remitted to the County Auditor Controller's office for distribution to the taxing entities, and used to fulfill an outstanding enforceable obligation with the Federal Department of Housing and Urban Development (HUD). The enforceable obligation with HUD is a two part obligation. A Section 108 loan agreement between HUD and the City which pledges program income from Fremont Plaza generated from the lease revenues, towards the debt service payment. Because of this pledge, we are required to include the property's leases as an obligation under the ROPS. The Section 108 loan balanced is also included on the ROPS as an obligation.

  Also, as required by HUD Regulation 24 CFR 570.500(a)(1) which states that proceeds from the disposition by sale or long-term lease of real property purchased or improved with CDBG funds constitute program income. Determination of the amount of CDBG program income is to be proportionate to the amount of CDBG/Section 108 funds invested in the property, in this case 29.6 percent of the total investment; 29.6 percent of the proceeds from the sale of Fremont Plaza is to be paid to the HUD CDBG Program.

Property No. 2
110 West Main Street

PARCEL DATA:

Address:	110 West Main Street, Alhambra, CA 91801
Property Location:	South side of Main Street between First and Second Streets. The site is highlighted in yellow on the L.A. County Assessor's map below.
Assessor's Parcel No.:	5344-025-901
Lot Size:	2,052 square feet (.04 acres)
Current Zoning:	Central Business District ("CBD")



The aerial provides a view of the property outlined in red. The property is situated at the south side of Main Street between First and Second Streets, in the heart of the downtown. The property is a rectangular shaped lot measuring approximately 2,052 square feet (according to Los Angeles County Assessor's records).

North

The property at 110 West Main Street is currently occupied by Mahan Indian Restaurant, a restaurant specializing in Indian cuisine. The site immediately to the west is the Mosaic Lizard theater, owned by the Alhambra Successor Agency, and to the east is 38° Ale House & Grill which is privately owned.

- ***Property type, permissible use and permissible use detail.***
  The current zoning for the property located at 110 West Main Street is Central Business District (CBD). The property was purchased by the former Alhambra Redevelopment Agency in 1999 to include it in the Agency's sponsored façade improvement project which included the south side of Main Street between First and Second Streets. Mahan Indian Restaurant Inc. is the current tenant.

- ***Date of acquisition and its value at the time, and an estimate of current value, including any appraisal information, if available.***
  The property located at 110 West Main Street was acquired on February 5, 1999. The former Alhambra Redevelopment Agency purchased the property for $229,157.25. An appraisal dated October 11, 2010 reports that the property was appraised at $408,000.

- ***The purpose for which the property was acquired.***
  Prior to the Agency acquiring the property in 1999, the building was home to various businesses throughout the years including a furniture store, a restaurant and sales office. After the closure of the sales office the building remained vacant for several years in a dilapidated state. The former Agency, in efforts to improve the Downtown, purchased the property to include it in the Agency's rehabilitation efforts of the entire block to develop and revitalize Main Street.

  The former Agency had specific goals for this rehabilitation project which are reflected in the Amended and Restated Redevelopment Plan for the Industrial Project Area and Added Area "A". By rehabilitating this building on Main Street, the former Agency wanted to:
  1) Remedy, remove, and prevent physical blight and economic obsolescence in this project area;
  2) Upgrade the general aesthetics of the commercial and industrial enterprises to improve their economic viability and that of the surrounding area;
  3) Re-plan, redesign and redevelop areas within the project area that are economically stagnating and/or improperly utilized; and
  4) Recycle and/or develop underutilized parcels to accommodate higher and better economic uses thereby improving the financial viability of the community as a whole.

  After the completion of a block-wide façade improvement project, the former Agency entered into a commercial lease with a retail tenant. After the retail tenant vacated the premises, the former Agency entered into a lease agreement with Mahan Indian Restaurant Inc., who is currently leasing the building.

- ***An estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.***
  The Alhambra Redevelopment Agency entered into a Lease Agreement with Mahan Indian Restaurant Inc. on January 14, 2008. The initial term of the lease is for ten (10) years with two (2) additional five (5) years periods. The property generates $3,575 per month in gross rent revenues.

  The City contributed Community Development Block Grant (CDBG) Funds for façade improvements for the purpose of creating jobs in the City. As a result, a portion of any revenue generated by the project must be set aside as Program Income. If the property is sold, a portion of the sale proceeds, equal to the portion of CDBG funds contributed towards the project, must

be returned to the City as Program Income, per HUD regulation 24 CFR 570.500(a)(1) which states that proceeds from the disposition by sale or long-term lease of real property purchased or improved with CDBG funds constitute program income. Determination of the amount of CDBG program income is to be proportionate to the amount of CDBG/Section 108 funds invested in the property, in this case 13.98 percent of the total investment. In addition, 13.98 percent of the proceeds from the sale of the property is to be paid to the HUD CDBG Program. Further, HUD has issued a letter confirming this requirement (the letter can be found under discussion for property #1 in this report).

- ***The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of remediation efforts.***
  There is no known history of environmental contamination on this property.

- ***A description of the property's potential for transit oriented development.***
  The property is located midblock along a major arterial roadway in the City. There are two fixed bus routes on Main St.: the Los Angeles County Metropolitan Transportation Authority (MTA) and the Alhambra Community Transit (ACT). However, the property is small and has been developed to its full potential. There is no major transportation hub nearby or planned for the future and therefore the property would not be suitable for a transit oriented development site.

- ***A description of the property's potential for the advancement of the planning objectives of the Successor Agency.***
  The property has met its potential as it has been improved as planned since 2000. The former Agency's goals were to eliminate long-term vacant property, non-conforming land uses and substandard street widths, increase public parking, replace older retail buildings (including unreinforced masonry buildings) and assist in the upgrading of existing retail space. Previously, several buildings in the downtown on Main Street were poorly maintained and in great need of major rehabilitation or repair. The former Agency wanted to restore and revitalize these buildings. As a result, the former Agency purchased the property located at 110 West Main Street to include it in a façade improvement project designed and paid for by the former Agency using a portion of HUD funds as part of its overall business retention and enhancement program for the downtown area.

  The façade improvement project as a whole achieved many objectives outlined in the Amended and Restated Redevelopment Plan for the Industrial Redevelopment Project Area and Added Area "A". Specifically, Goals No. 1 and 9 identified in Section IV (400) Redevelopment Objectives of the Amended and Restated Redevelopment Plan which identifies the objectives of (1) remedying, removing and preventing physical blight and economic obsolescence and (2) recycling and/or developing underutilized parcels to accommodate higher and better economic uses to improve the financial viability of the community as a whole. The façade improvement project improved the appearance and function of Main Street by removing non-conforming and vacant properties, eliminating deteriorated storefronts, promoting the retention of local business and improving the overall appearance of the area. Additionally, the objectives of this project were to encourage adjacent property owners to participate in improvement activities and enhance property values in the immediate area. Section V (500)(A) of the Amended and

Restated Redevelopment Plan identifies ways in which the former Redevelopment Agency proposed to eliminate and prevent blight in the project area. These actions included the following: (1) acquisition of certain real property; (2) restoration and revitalization of existing architecturally significant buildings and structures; and (3) public improvements necessary to achieve effective redevelopment of the Main Street area such as street improvements, façade improvements and additional parking structures.

The former Agency was required by previous California Redevelopment Law to adopt a Five Year Implementation Plan to describe the projects and programs intended to eliminate blight and provide affordable housing. The 1995-1999 Alhambra Redevelopment Agency Five Year Implementation Plan identified a goal to develop and implement a strategy to expand the economic development base. The Implementation Plan identified goals to (1) explore the feasibility of developing a mix of rehabilitated and new commercial buildings and (2) work with the City to create and finance Downtown improvements including façade improvements, improved signage, outside dining and streetscape enhancement. The completed façade improvement project included new storefront windows, brick veneer and construction of architectural features to the top portion of the façade. Due to improvements to the subject building, the Agency was able to attract new tenants which then led to the creation of additional retail and restaurant opportunities in the downtown.

Another goal that the former Agency achieved, which is outlined in the Amended and Restated Redevelopment Plan, was the expansion, renovation and relocation of businesses within the Project Area to enhance their economic viability. On January 14, 2008, the former Agency entered into a Lease Agreement with Mahan Indian Restaurant Inc. for the property located at 110 West Main Street. The restaurant was previously located at the Alhambra Place, a shopping center in the downtown which was in the process of being sold to a developer for the future development of a mixed-use project. Business retention was important to the former Agency. As a result, the Agency worked with the business owner of Mahan Indian Restaurant to relocate their business to another location in the downtown. Ultimately, the former Agency entered into a Lease Agreement with Mahan Indian Restaurant. It was a win-win situation for everyone. The Agency filled a vacant space in the downtown and the business owner moved two blocks away which helped minimize the loss of their existing customer base.

- ***A brief history of previous development proposals and activities, including the rental or lease of the property.***

  The property was purchased in 1999 to include it in the Alhambra Redevelopment Agency sponsored façade improvement project which included the south side of Main Street between First and Second Streets. The goal of the Agency sponsored façade improvement project was to eliminate deteriorated storefronts, promote the retention of local businesses, contribute to the economic base and improve the overall appearance of the area.

  The Agency has leased this location to Mahan Indian Restaurant Inc., the current tenant of the building.

- ***Address the use or disposition of the property, including the proposed sale value and proposed sale date.***

  The Alhambra Successor Agency will dispose of this property. However, a Lease Agreement between the former Alhambra Redevelopment Agency and Mahan Indian Restaurant Inc., dated

January 14, 2008, Section 2.5(a) grants the tenant the Right of First Refusal to purchase the property in the event it is sold. The Successor Agency has not informed Mahan Indian Restaurant regarding potential sale of the building.

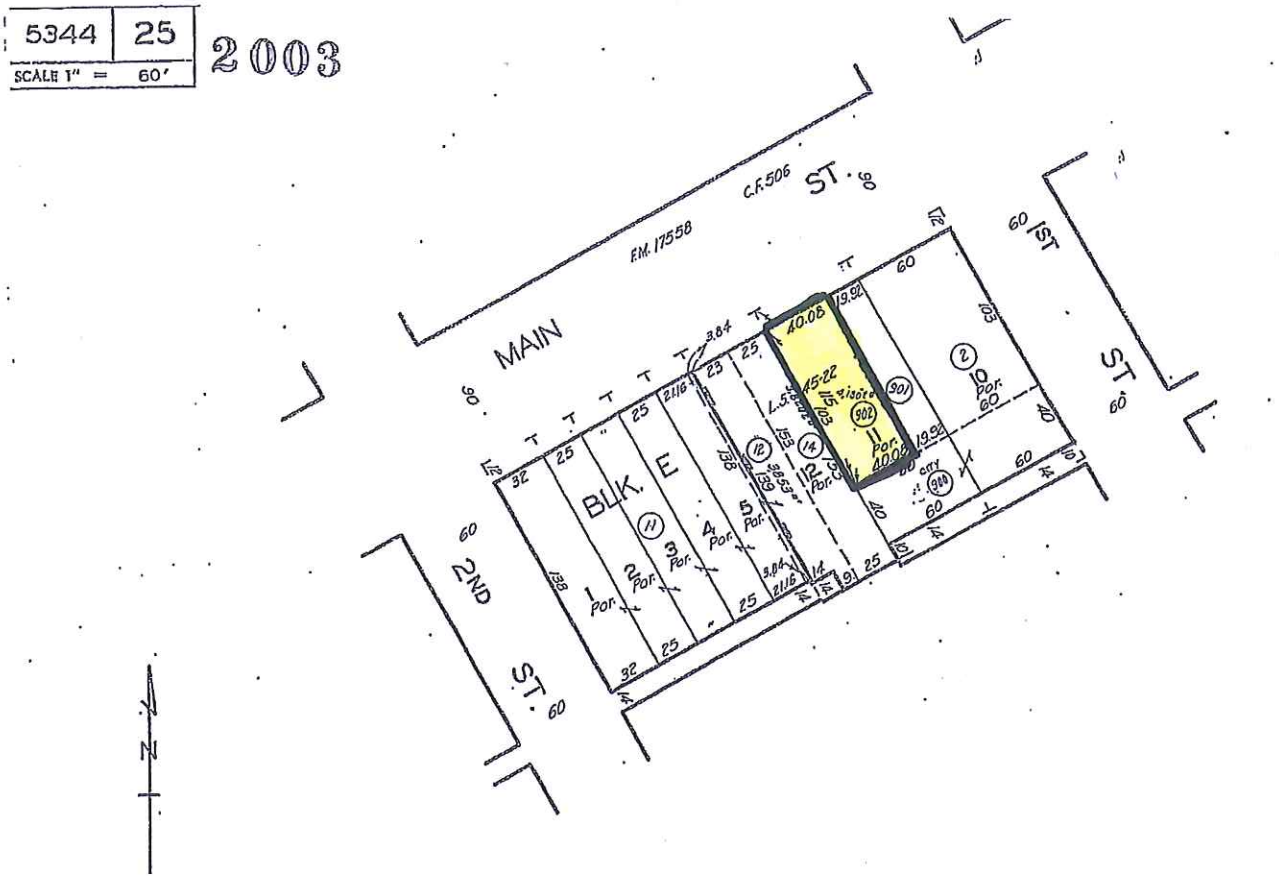
The City and the Successor Agency have not received any proposals for the purchase and/or development of the property. The property will be subject to an appraisal prior to any sale.

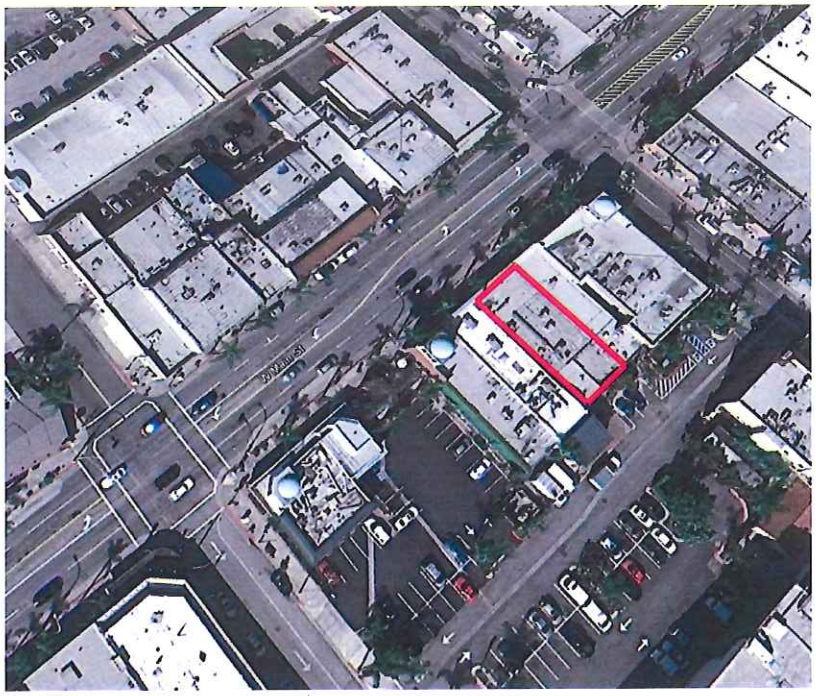
In addition to the lease, if the property is sold, a portion of the sale proceeds, equal to the portion of CDBG funds contributed towards the project, must be returned to the City as Program Income, per HUD regulation 24 CFR 570.500(a)(1) which states that proceeds from the disposition by sale or long-term lease of real property purchased or improved with CDBG funds constitute program income. For this property, 13.98 percent of the proceeds from the sale of the property would need to be paid to the HUD CDBG Program which was determined by the proportionate amount of CDBG/Section 108 funds invested in the property.

Property No. 3
112-116 West Main Street

PARCEL DATA:

Address:	112-116 West Main Street, Alhambra, CA 91801
Property Location:	South side of Main Street between First and Second Streets. The site is highlighted in yellow on the L.A. County Assessor's map below.
Assessor's Parcel No.:	5344-025-902
Lot Size:	4,129 square feet (.09 acres)
Current Zoning:	Central Business District ("CBD")





The aerial provides a view of the property outlined in red. The property is located on Main Street between First and Second Streets. The property is a rectangular shaped lot measuring approximately 4,129 square feet (according to Los Angeles County Assessor's records).

North

The property at 112-116 West Main Street is currently developed with two business units occupied by two tenants: Mosaic Lizard Theater and Subway.

- ***Property type, permissible use and permissible use detail.***
  The current zoning for the property located at 112-116 West Main Street is Central Business District (CBD). The property was acquired in 2002 by the former Alhambra Redevelopment Agency to include it in the Agency's sponsored façade improvement project along the south side of Main Street between First and Second Streets. After the completion of the façade improvement project, the Agency entered into commercial leases with retail tenants. There are currently 2 leases; one lease is with Mosaic Lizard Theater, the other lease is with Subway.

- ***Date of acquisition and its value at the time, and an estimate of current value, including any appraisal information, if available.***
  The subject property was acquired on January 16, 2002. The former Alhambra Redevelopment Agency purchased the property for $450,000 with Community Development Block Grants (CDBG) funds.

  An appraisal dated October 11, 2010 reports that the property was appraised at $764,000.

- ***The purpose for which the property was acquired.***
  Prior to the Agency acquiring the property in 2002, the building was home to various businesses throughout the years including a furniture store, a restaurant and sales office. After the closure of the sales office the building remained vacant for several years in a dilapidated state. The former Agency, in efforts to improve the Downtown, purchased the property to include it in the Agency's rehabilitation efforts of the entire block to develop and revitalize Main Street.

  The former Agency had specific goals for this rehabilitation project which are reflected in the Amended and Restated Redevelopment Plan for the Industrial Project Area and Added Area "A". By rehabilitating this building on Main Street, the former Agency wanted to:
  1) Remedy, remove, and prevent physical blight and economic obsolescence in this project area;
  2) Upgrade the general aesthetics of the commercial and industrial enterprises to improve their economic viability and that of the surrounding area;
  3) Re-plan, redesign and redevelop areas within the project area that are economically stagnating and/or improperly utilized; and
  4) Recycle and/or develop underutilized parcels to accommodate higher and better economic uses thereby improving the financial viability of the community as a whole.

  After the completion of a block-wide façade improvement project, the former Agency entered into commercial lease with a retail tenant. After the retail tenant vacated the premises, the former Agency entered into lease agreements with Subway and Mosaic Lizard Theater, LLC who are currently leasing the building.

- ***An estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.***
  The former Alhambra Redevelopment Agency entered into a Lease Agreement with Mosaic Lizard Theater, LLC, on April 12, 2010 for the property located at 112 West Main Street. The initial term of the lease is for five (5) years with the option to extend the term of the Lease for five (5) consecutive periods of one (1) year each. During the initial term of the lease the property generates $1 annually in gross rent revenue. The property has the potential to

increase in gross rent revenue to the amount of $2,250 in April of 2015, should the tenant exercise their option.

The Agency entered into a Lease Agreement with Subway Real Estate Corp. on February 10, 2009 for the property located at 116 West Main Street. The initial term of the lease is for five (5) years with the option to extend the term of the Lease for three (3) consecutive periods of five (5) years each. As of June 2013, the property is generating $1,897 per month in rent revenue.

This property received Community Development Block Grant (CDBG) Program Income for acquisition assistance. If the property is sold, a portion of the sale proceeds, equal to the portion of CDBG funds contributed towards the project, must be returned to the City as Program Income, per HUD regulation 24 CFR 570.500(a)(1) which states that proceeds from the disposition by sale or long-term lease of real property purchased or improved with CDBG funds constitute program income. Determination of the amount of CDBG program income is to be proportionate to the amount of CDBG/Section 108 funds invested in the property, in this case 49.7 percent of the total investment. In addition, 49.07 percent of the proceeds from the sale of Mosaic Lizard Theater and Subway is to be paid to the HUD CDBG Program. Further, HUD has issued a letter confirming this requirement (the letter can be found under discussion for property #1 in this report).

- ***The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of remediation efforts.***
  There is no known history of environmental contamination on this property.

- ***A description of the property's potential for transit oriented development.***
  The property is located midblock along a major arterial roadway in the City. There are two fixed bus routes on Main St.: the Los Angeles County Metropolitan Transportation Authority (MTA) and the Alhambra Community Transit (ACT). However, the property is small and has been developed to its full potential. There is no major transportation hub nearby or planned for the future and therefore the property would not be suitable for a transit oriented development site.

- ***A description of the property's potential for the advancement of the planning objectives of the Successor Agency.***
  The property has met its potential as it has been improved as planned since 2000. The former Agency's goals were to eliminate long-term vacant property, non-conforming land uses and substandard street widths, increase public parking, replace older retail buildings (including unreinforced masonry buildings) and assist in the upgrading of existing retail space. Formerly, several buildings in the downtown on Main Street were poorly maintained and in great need of major rehabilitation or repair. The former Agency wanted to restore and revitalize these buildings. As a result, the former Agency purchased the property located at 112 and 116 West Main Street to include it in a façade improvement project designed and paid for by the former Agency using a portion of HUD funds as part of its overall business retention and enhancement program for the downtown area.

  The façade improvement project as a whole achieved many objectives outlined in the Amended and Restated Redevelopment Plan for the Industrial Redevelopment Project Area and Added Area "A". Specifically, Goals No. 1 and 9 identified in Section IV (400) Redevelopment Objectives

of the Amended and Restated Redevelopment Plan which identifies the objectives of (1) remedying, removing and preventing physical blight and economic obsolescence; and (2) recycling and/or developing underutilized parcels to accommodate higher and better economic uses to improve the financial viability of the community as a whole. The façade improvement project improved the appearance and function of Main Street by removing non-conforming and vacant properties, eliminating deteriorated storefronts, promoting the retention of local businesses and improving the overall appearance of the area. Additionally, the objectives of this project were to encourage adjacent property owners to participate in improvement activities and enhance property values in the immediate area. Section V (500)(A) of the Amended and Restated Redevelopment Plan identified ways in which the former Redevelopment Agency proposed to eliminate and prevent blight in the project area. These actions included the following: (1) acquisition of certain real property; (2) restoration and revitalization of existing architecturally significant buildings and structures; and (3) public improvements necessary to achieve effective redevelopment of the Main Street area such as street improvements, façade improvements and additional parking structures.

The former Agency was required by previous California Redevelopment Law to adopt a Five Year Implementation Plan to describe the projects and programs intended to eliminate blight and provide affordable housing. The 1995-1999 Alhambra Redevelopment Agency Five Year Implementation Plan identified a goal to develop and implement a strategy to expand the economic development base. The Implementation Plan identified goals to (1) explore the feasibility of developing a mix of rehabilitated and new commercial buildings and (2) work with the City to create and finance Downtown improvements including façade improvements, improved signage, outside dining and streetscape enhancement. The completed façade improvement project included new storefront windows, brick veneer and construction of architectural features to the top portion of the façade. Due to improvements to the subject building, the former Agency was able to attract new tenants which then led to the creation of additional retail and restaurant opportunities in the downtown.

Another goal that the former Agency achieved, which is outlined in the Amended and Restated Redevelopment Plan, was the expansion, renovation and relocation of businesses within the Project Area to enhance their economic viability. In 2009, the former Alhambra Redevelopment Agency entered into a Lease Agreement with Subway Real Estate Corp. for the property that the Agency owned at 116 West Main Street. The restaurant was previously located at the Alhambra Place, a shopping center in the downtown which was in the process of being sold to a developer for the future development of a mixed-use project. The Agency wanted to retain the restaurant in the City and as a result, offered the leasing of an Agency-owned property in the downtown to the restaurant.

In 2010, the former Agency entered into a Lease Agreement with Mosaic Lizard Theater LLC to lease the Agency-owned property at 112 West Main Street. The Lizard Theater was established in 1992 as a small theater company dedicated to introducing new works and new actors in the Los Angeles theater scene, and also introduced new talent and works with original, world premier plays, short and independent films, improv/comedy showcases and educational productions. In 2005, the theater opened in a small space on Main Street which allowed for only a small number of patrons to attend. The former Agency assisted the theater in relocating to the Agency owned property at 112 West Main Street which is within close proximity to Alhambra's civic center, high school and library. This new space not only presented more

opportunities for the theater to draw in a larger audience but served as an outlet for the arts in the community. The community theater provides a local venue to showcase local talent and plays a role in linking the community with art and entertainment.

- ***A brief history of previous development proposals and activities, including the rental or lease of the property.***
  The property was acquired in 2002 to include it in the former Alhambra Redevelopment Agency sponsored façade improvement project which included the south side of Main Street between First and Second Streets. The goal of the Agency sponsored façade improvement project was to eliminate deteriorated storefronts, promote the retention of local businesses and the attraction of new businesses, contribute to the economic base and improve the overall appearance of the area.

  The Agency has leased these spaces to retail and/or restaurant tenants. The current Lease Agreements are with Mosaic Lizard Theatre, LLC and Subway.

- ***Address the use or disposition of the property, including the proposed sale value and proposed sale date.***
  The Alhambra Successor Agency will dispose of this property. Once the property is sold, a portion of the sale proceeds, equal to the portion of CDBG funds contributed towards the project, must be returned to the City as Program Income, per HUD regulation 24 CFR 570.500(a)(1) which states that proceeds from the disposition by sale or long-term lease of real property purchased or improved with CDBG funds constitute program income. For this property, 49.07 percent of the proceeds from the sale of the property would need to be paid to the HUD CDBG Program which was determined by the proportionate amount of CDBG/Section 108 funds invested in the property.

  The City and the Successor Agency have not received any proposals for the purchase and/or development of the property. The property will be subject to an appraisal prior to any sale.

Property No. 4
5345-004-901, 903, 904, 910

PARCEL DATA:

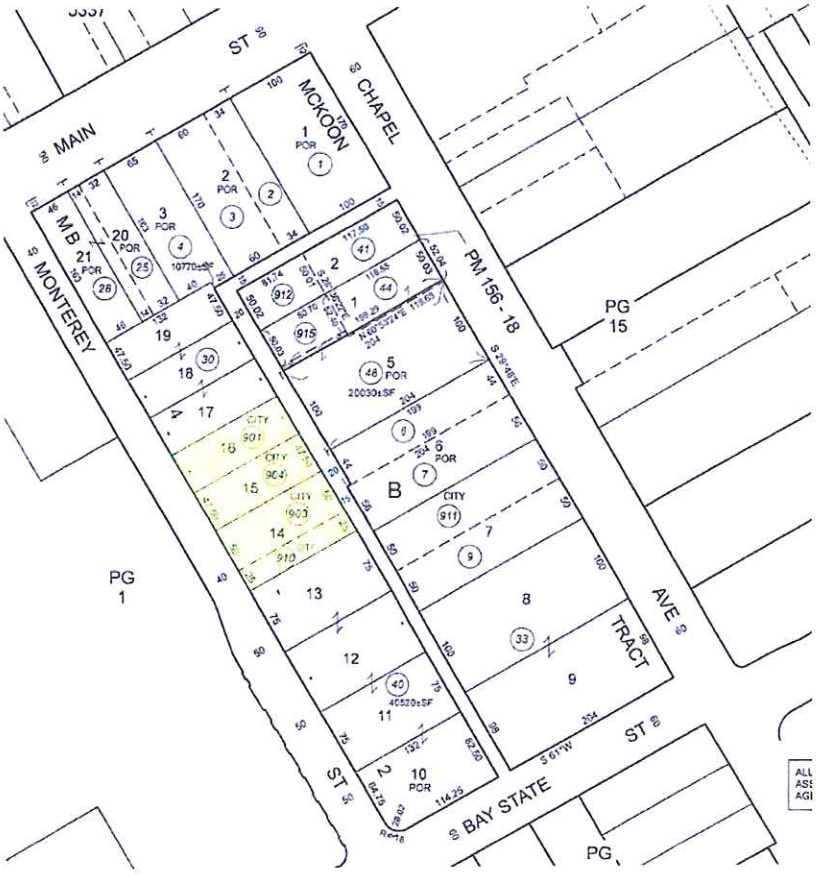
Address: The property does not have a formal address.

Property Location: East of Monterey Street, South of Main Street. The site is highlighted in yellow on the L.A. County Assessor's map below.

Assessor's Parcel Nos.: 5345-004-901, 903, 904, 910

Lot Size:
5345-004-901 - 6,268 square feet (.144 acres)
5345-004-903 - 6,599 square feet (.151 acres)
5345-004-904 - 6,268 square feet (.144 acres)
5345-004-910 - 3,300 square feet (.08 acres)

Current Zoning: Alhambra Central Business District with a Downtown Revitalization District overlay zone ("ALCBD/DRD")



North

The pictures provide an aerial view and a street level view of the parking lot. The properties are situated midblock between Main Street to the north, Bay State Street to the south and Monterey Street to the west. There is a public alley that runs north/south along the east side of the parking lot.

According to Los Angeles County Assessor's records, the four combined parcels create a 22,435 square foot lot (just over half an acre) which is used to provide 78 public parking for the businesses along Main

Street, Chapel and Bay State and for the retail businesses across Monterey Street. The property was purchased over a period of time in the early 1980's. In 1985, the City Council authorized $170,000 from the City's Parking Fund to design and construct the parking lots that exist today. In addition, this property is subject to recorded rights of third parties to be used for parking, including, but not limited to, (1) Alhambra Place Grant of Reciprocal Easement (1983), as amended (1986); (2) Reciprocal Easement Agreement with Mervyns, B of A, etc. (1983) as amended (1988); (3) Reciprocal Parking Easement with Mervyn's, Lloyd's Bank etc., (1983) as amended (1988); (4) An 80-year Lease Agreement with Sutter Hill Limits, et al. (1983) as amended (1988, 1989, and 1998); and (5) Parking Easement Agreement with Hui-Ping Chen et al., 1989.

- ***Property type, permissible use and permissible use detail.***
  The lots serve a public purpose as defined in Section 34181(a) of the Health and Safety Code as it is a public parking lot. It also fulfills enforceable obligations to third parties who have contractual rights to park on the property, as outlined above. The properties are used for public parking for the retail businesses in the area.

- ***Date of acquisition and its value at the time, and an estimate of current value, including any appraisal information, if available.***
  The property was acquired by the former Alhambra Redevelopment Agency in 1984 from the City for a sum of $550,000 for the purpose of providing public parking for the surrounding businesses, and more specifically, was leased for 80 years to the commercial development across the street to serve as parking for that project. As outlined above, numerous additional contractual rights have been granted to third parties to use the site for parking. The City is working with the developer to which the property is encumbered on the sale/purchase of the property. The property will be subject to an appraisal prior to any sale.

- ***The purpose for which the property was acquired.***
  The property was purchased to create public parking for the surrounding businesses in the area.

- ***An estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.***
  Parking in these lots is free of charge. The new owner of the development of the adjacent shopping center has assumed the lease for the property. The annual lease is $16,089.60 and adjust again in 2018 and again every 5 year period following that.

- ***The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of remediation efforts.***
  There is no known history of environmental contamination, environmental studies or remediation efforts for these lots.

- ***A description of the property's potential for transit oriented development.***
  The lots are located on a small side street in the middle of a commercial area. No major arterials connect to these lots, therefore the lots are not ideal for potential transit oriented development.

- ***A description of the property's potential for the advancement of the planning objectives of the Successor Agency.***
  The properties serve a public purpose as defined in Section 34181(a) of the Health and Safety Code as the lots are developed and utilized as a public parking lot. The properties advance the

planning objectives of the Successor Agency in that it is considered a much needed public improvement that provides free public parking to businesses in the Downtown, an area historically developed with little to no off-site parking. In addition, the properties encourage the public to participate in activities in the Downtown to help improve the economic viability in the surrounding area by bringing people into the Downtown who may otherwise not visit.

The parking lot achieved many objectives outlined in the Amended and Restated Redevelopment Plan for the Industrial Redevelopment Project Area and Added Area "A". Specifically, Goal No. 7 identified in Section IV (400) Redevelopment Objectives of the Amended and Restated Redevelopment Plan identifies the objective of alleviating certain environmental deficiencies as it relates to insufficient off-street parking. The development of the public parking lot met this goal as the development provides for much needed parking in the Downtown that is made available to patrons and employees in the area. Without providing sufficient on-site parking, customers seek alternative parking locations, which exacerbate the parking shortage in the Downtown. The surface parking lots augment pedestrian activity by supporting new and existing retail, restaurant, and service uses in the Downtown as well as create the synergy needed to create a desirable image to potential investors, businesses, and customers to continue attracting them to the Downtown. Providing parking facilities for the linkage of new commercial development in the Downtown improves the viability of Alhambra's historic downtown. With respect to parking, Section V (500)(A) of the Amended and Restated Redevelopment Plan identifies ways in which the former Redevelopment Agency proposed to eliminate and prevent blight in the project area. These actions included the following: (1) acquisition and clearance of certain parcels of land for the purposes of expanding and improving the publicly owned downtown parking system; and (2) public improvements necessary to achieve effective redevelopment of the Main Street area such as street improvements, façade improvements and additional parking structures.

The former Agency was required by previous California Redevelopment Law to adopt a Five Year Implementation Plan to describe the projects and programs intended to eliminate blight and provide affordable housing. There are five (5) previously adopted Implementation Plans during the 2000 to 2014 document period that identified physically obsolete buildings/lots and lack of parking as a physical condition of blight existing in the project areas. The 2000-2004 Alhambra Redevelopment Agency Five Year Implementation Plan identified a goal to develop and implement a strategy to expand the economic base. In addition, the 2000-2004 Implementation Plan states that the Agency will develop a plan for creating and financing short term and long term parking solutions in the Downtown including surface parking and parking structures. The former Agency committed to provide parking to better meet the needs of all the existing and new retailers in Downtown. The midterm review of the 2000-2004 Implementation Plan continues to stress the need for short and long term parking in the Downtown and identifies the accomplishments of building new public parking.

The Amendment to the 2005-2009 Alhambra Redevelopment Agency Five Year Implementation Plan identifies the goal of assisting in providing public infrastructure and facilities that are deficient within the Project Area, including public parking lots and structures, street improvements, utility lines, etc. Furthermore, the Implementation Plan states that this goal is consistent with Section IV(400), Redevelopment Plan Objectives of the Industrial Redevelopment Plan in that it attempts to alleviate inadequate improvements that constrain the development of various parcels in the Project Area, a cost of which cannot be borne by private enterprise acting along. Creating additional public parking lots within the project areas will also

alleviate insufficient off-street parking and other similar public improvements as a means to assist in economic development and vitality within the project areas.

- ***A brief history of previous development proposals and activities, including the rental or lease of the property.***
  The property was purchased to provide parking for the surrounding business in the area. It was leased in 1983 for a period of 80 years to the developer of the commercial site across the street to provide parking for that development. As set forth in more detail above, over the years, numerous contractual rights and easements were granted to their parties for the parking on the property.

- ***Address the use or disposition of the property, including the proposed sale value and proposed sale date.***
  The Alhambra Successor Agency will dispose of this property. The City is working with the developer to which the property is encumbered on the sale/purchase of the property. The property will be subject to an appraisal prior to any sale.

Property No. 5
5342-004-912 & 5435-004-915

PARCEL DATA:

Address: The properties do not have a formal, legal address.

Property Location: East of Monterey Street, South of Main Street. The site is highlighted in yellow on the L.A. County Assessor's map below.

Assessor's Parcel No.: 5345-004-912 & 5345-004-915

Lot Size: Parcel 912 – 4,060 square feet (.093 acres)
Parcel 915 – 4,034 square feet (.092 acres)

Current Zoning: Alhambra Central Business District with a Downtown Revitalization District overlay zone ("ALCBD/DRD")

North

The pictures provide aerial and alley views of the property. The property is situated behind a small office building located at 15 S. Chapel Avenue, just south of Main Street. According to Los Angeles County Assessor's records, the combined parcels create an 8,094 square foot lot which is developed and utilized as a sixteen (16) space public parking lot. Parking in the lot is restricted to 2 hours. These two parcels provide public parking for the businesses along Main Street and Chapel.

- ***Property type, permissible use and permissible use detail.***
  The properties are used as a public parking lot, providing 16 parking spaces, each with a 2 hour limit, for the surrounding businesses along Main St. and Chapel.

- ***Date of acquisition and its value at the time, and an estimate of current value, including any appraisal information, if available.***
  The property was acquired in December 1990 as part of a land swap. No funds were exchanged between the City/Agency and the property owner. The City exchanged the front portion of its property at 21 S. Chapel for the rear portion of the seller's property located at 15 S. Chapel for the purpose of creating a better field of parking with greater and more convenient access for the businesses along Main St. The acquisition was part of Phase I of the South Main Downtown Parking Lot Project.

- ***The purpose for which the property was acquired.***
  The property was acquired for the purpose of providing additional parking for the businesses along Main St. There are 16 parking spaces in this lot, all of which have a 2 hour parking limit.

- ***An estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.***
  Parking in these lots is free of charge, but restricted to two hours. There is no revenue generated by these lots.

- ***The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of remediation efforts.***
  There is no known history of environmental contamination, environmental studies or remediation efforts for these lots.

- ***A description of the property's potential for transit oriented development.***
  The lots are located behind a small office building and are totally landlocked. No major arterials connect to these lots; therefore, the lots are not ideal or attractive for use as a potential transit oriented development. Access to the site is through the public alley located north and west of the properties.

- ***A description of the property's potential for the advancement of the planning objectives of the Successor Agency.***
  The property has no street frontage and is bounded on two sides by public alleys. The lot dimensions and area limit the development potential of the site. If considering the site for development, taking setbacks, landscaping, driveways, etc., into consideration, the buildable area is reduced considerably. The parking requirements further impact the potential development, as the lot is not sufficient in size to provide the necessary ramping needed for structural parking. It is estimated that the lot would accommodate approximately 7 parking spaces which would allow a one story building with a maximum floor area of 1,500 to 1,750 square feet. Lastly, due to the lack of street frontage, the allowable signage for this lot is significantly diminished under the Municipal Code.

The property has met its potential as it has been improved as planned since the early 1990's. The site was acquired in December 1990 for public purpose of providing public parking for the business along the south side of Main Street in the City's downtown area.

The parking lot achieved many objectives outlined in the Amended and Restated Redevelopment Plan for the Industrial Redevelopment Project Area and Added Area "A". Specifically, Goal No. 7 identified in Section IV (400) Redevelopment Objectives of the Amended and Restated Redevelopment Plan identifies the objective of alleviating certain environmental deficiencies as it relates to insufficient off-street parking. The development of the public parking lot met this goal as the development provides for much needed parking in the Downtown that is made available to patrons and employees in the area. Without providing sufficient on-site parking, customers seek alternative parking locations, which exacerbate the parking shortage in the Downtown. The surface parking lots augment pedestrian activity by supporting new and existing retail, restaurant, and service uses in the Downtown as well as create the synergy needed to create a desirable image to potential investors, businesses, and customers to continue attracting them to the Downtown. Providing parking facilities for the linkage of new commercial development in the Downtown improves the viability of Alhambra's historic downtown. With respect to parking, Section V (500)(A) of the Amended and Restated Redevelopment Plan identifies ways in which the former Redevelopment Agency proposed to eliminate and prevent blight in the project area. These actions included the following: (1) acquisition and clearance of certain parcels of land for the purposes of expanding and improving the publicly owned downtown parking system; and (2) public improvements necessary to achieve effective redevelopment of the Main Street area such as street improvements, façade improvements and additional parking structures.

The former Agency was required by previous California Redevelopment Law to adopt a Five Year Implementation Plan to describe the projects and programs intended to eliminate blight and provide affordable housing. There are five (5) previously adopted Implementation Plans during the 2000 to 2014 document period that identified physically obsolete buildings/lots and lack of parking as a physical condition of blight existing in the project areas. The 2000-2004 Alhambra Redevelopment Agency Five Year Implementation Plan identified a goal to develop and implement a strategy to expand the economic base. In addition, the 2000-2004 Implementation Plan states that the Agency will develop a plan for creating and financing short term and long term parking solutions in the Downtown including surface parking and parking structures. The former Agency committed to provide parking to better meet the needs of all the existing and new retailers in Downtown. The midterm review of the 2000-2004 Implementation Plan continues to stress the need for short and long term parking in the Downtown and identifies the accomplishments of building new public parking.

The Amendment to the 2005-2009 Alhambra Redevelopment Agency Five Year Implementation Plan identifies the goal of assisting in providing public infrastructure and facilities that are deficient within the Project Area, including public parking lots and structures, street improvements, utility lines, etc. Furthermore, the Implementation Plan states that this goal is consistent with Section IV(400), Redevelopment Plan Objectives of the Industrial Redevelopment Plan in that it attempts to alleviate inadequate improvements that constrain the development of various parcels in the Project Area, a cost of which cannot be borne by private enterprise acting along. Creating additional public parking lots within the project areas will also

alleviate insufficient off-street parking and other similar public improvements as a means to assist in economic development and vitality within the project areas.

The final option for this site would be if a developer was able to acquire any of the surrounding properties, or an adjacent property was interested in expanding. Both options would appear to be unlikely, as none of the surrounding properties are currently available or looking to expand their existing.

- ***A brief history of previous development proposals and activities, including the rental or lease of the property.***
  The project was part of the 1990 Phase I of the South Main Downtown Parking Lot Project which was intended to provide better parking for the businesses along Main St. The creation of this particular lot was due to a land swap where the City/Agency traded the eastern/front portion of its lot at 21 S. Chapel for the western/rear portion of the lot at 15 S. Chapel. This provided greater frontage for 15 S. Chapel and a better parking field with better access for the businesses along Main St. No money was exchanged in this process.

- ***Address the use or disposition of the property, including the proposed sale value and proposed sale date.***
  The Alhambra Successor Agency will dispose of this property. To date, neither the City nor the Successor Agency has received any proposals for the purchase and/or development of the property. The property will be subject to an appraisal prior to any sale.

Property No. 6
Assessor's Parcel No. 5337-024-911

PARCEL DATA:

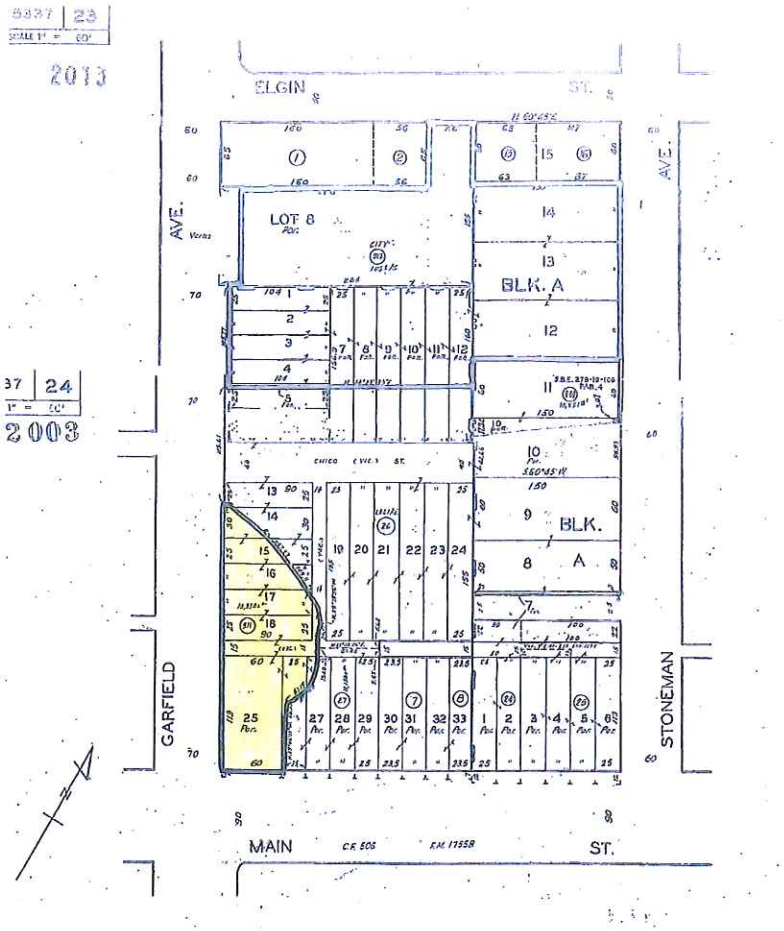
Address: The property does not have a formal legal address.

Property Location: The site is located at the northeast intersection of Main Street and Garfield Avenue in Downtown Alhambra within the Edwards Renaissance Entertainment Center. The site is highlighted in yellow on the Los Angeles County Assessor's Parcel map below.

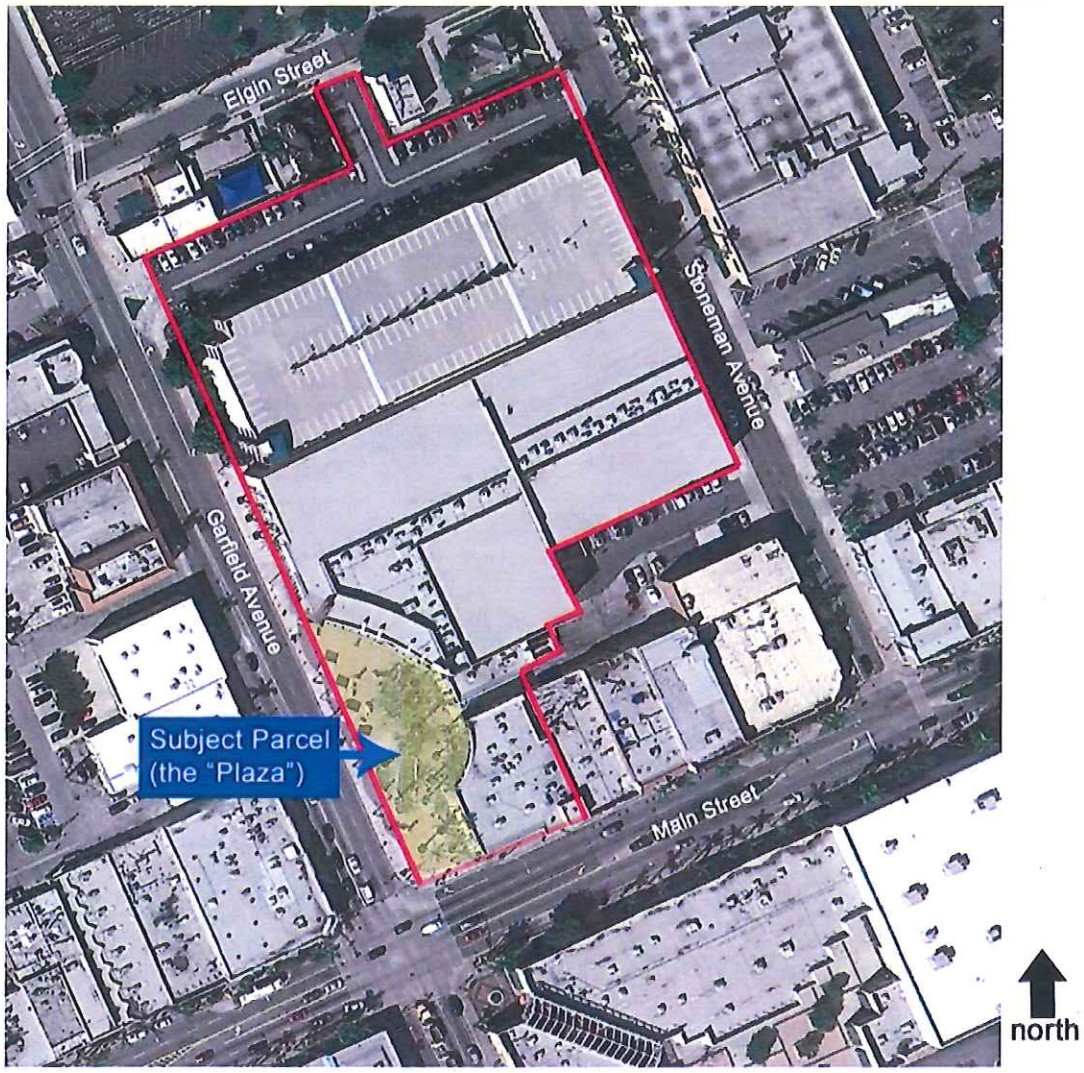
Assessor's Parcel No.: 5337-024-911

Lot Size: 18,794 (.43 acres)

Current Zoning: Central Business District ("CBD")



The Alhambra Renaissance Entertainment Center



The picture above provides an aerial view of the property that is developed with the City's main public plaza (highlighted in yellow). The public plaza serves as the City's main civic square and is just one component of the Alhambra Renaissance Entertainment Center (outlined above in red), which includes 14 theaters with stadium seating, approximately 10,000 square feet of retail/restaurant space, a public parking structure and surface parking lot to serve both the commercial and civic uses. Located at the intersection of Main Street and Garfield Avenue in Downtown Alhambra, the property is irregular in shape measuring approximately 18,794 square feet (according to the First American Property Profile). This report focuses on Assessor's Parcel No. 5337-024-911 which is developed with the public plaza only. There is a separate discussion included in the Long Range Property Management Plan (identified as Property No. 7) to address the Edwards Renaissance Entertainment Center public parking structure and surface parking lot that serves as parking for visitors to the public plaza and the commercial uses on site. The theater, restaurants and retail uses that are also part of the center are developed on land that is

privately owned. The public plaza sits at the forefront of the project highly visible from Garfield Avenue and Main Street.

Looking across Garfield Avenue at the Public Plaza located at the Alhambra Renaissance Entertainment Center.

- ***Property type, permissible use and permissible use detail.***
  The current zoning for this property, identified as Assessor's Parcel Number 5337-024-911, is Central Business District (CBD). The property is located within the Alhambra Renaissance Entertainment Center at the northeast corner of Main Street and Garfield Avenue in Downtown Alhambra.

  The property is one of several privately owned properties that were purchased by the Alhambra Redevelopment Agency in 1998/1999 to construct multi-use project that includes a public plaza for community activities. The project was part of the City's redevelopment efforts for the downtown, hence the name of the project: "The Alhambra Renaissance Entertainment Center".

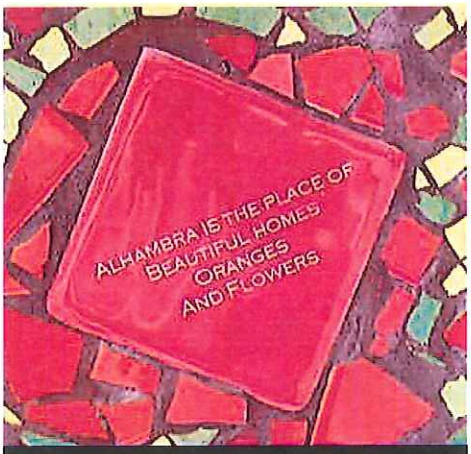
- ***Date of acquisition and its value at the time, and an estimate of current value, including any appraisals.***
  The City received a Section 108 Loan and Economic Development Initiative (EDI) Grant to be used towards economic development in the downtown area. The City allocated $1,150,000 from the City's Section 108 Loan and EDI Grant to assist in the land acquisition. The property was acquired in 1998/1999. The property was part of an assemblage of several parcels by the Alhambra Redevelopment Agency to accommodate the entire Alhambra Renaissance Entertainment Center project.

  There is no current appraisal information for the property.

- ***The purpose for which the property was acquired.***
  Although Downtown Main Street has historically been a thriving center for local commerce, a number of economic factors during the 1970's-1980's began to affect the Downtown. As the development of large enclosed shopping malls and strip centers became favorable with commercial land developers, Downtown Main Street could not compete and vacant storefronts began to emerge and the dilapidation of Downtown began. America's concept of historic Main Street as the core retail-shopping destination for town residents was no longer in vogue. Downtown Alhambra slowly succumbed to increased vacancies, a decline in commercial rental rates, inadequate parking, and substandard buildings compared to modern standards. The physical blight was visually obvious but it was the economic blight that played the key role in the deterioration of Downtown Alhambra. These factors combined, the Agency realized that this serious physical, social and economic downturn had to be confronted. As part of its redevelopment efforts, the Agency entered into a public-private partnership to develop the northeast corner of Main Street and Garfield Avenue, historically the focal point of Downtown Alhambra, to create the Plaza at Alhambra Renaissance Entertainment Center. The subject property was part of thirteen (13) privately owned parcels assembled by the former Alhambra Redevelopment Agency to accommodate the development of the Alhambra Renaissance Entertainment Center (including the public plaza). Identified early on, the goals of the former Agency wanted were to effectively develop, rehabilitate, and revitalize the Central Business District while fulfilling the needs of the Community. These goals included several key objectives: (1) revitalize blighted conditions; (2) redevelop and redesign economically stagnate or improperly utilized properties; (3) expand the commercial base through new/continuing public and private sector investment; (4) encourage existing /new businesses to join improvement efforts; and (5) promote appropriate architectural landscape and other design principles.

The property was included in the assemblage of parcels by the Agency during 1998 and 1999 under a Disposition and Development Agreement (DDA) for the development of a joint venture project to include project that consists of several elements: a public gathering space to host a variant of community events, public parking and entertainment and retail/restaurant development. The public plaza is located at the immediate corner of Garfield Avenue and Main Street and is surrounded by an entertainment center that includes 14 movie theaters with stadium seating, and retail/restaurant space which includes Panda Express, Menchies Frozen Yogurt, Temptation Chocolate Factory, Grill 'Em All (hamburgers) and Applebee's. The Center also includes a public parking structure and surface parking lot which provides a total of 800 free parking spaces for patrons who visit the City's public plaza, movie theater, and restaurants located at the Alhambra Renaissance Entertainment Center.

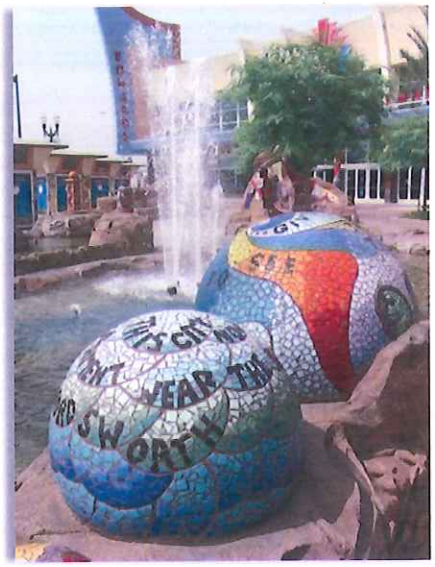
The focus of this discussion is only on the public plaza component of the Edwards Renaissance Entertainment Center. The public plaza was built as a public gathering spot for outdoor leisure and entertainment activities. Specifically, the public plaza serves as the City's main square to host a wide variety of City and Chamber of Commerce sponsored community events frequently held in the public plaza. The public plaza plays an important role of serving as the backdrop for community events that serves to enhance the sense of community, typical of the classic city squares of the traditional American cities. It is not uncommon for hundreds of people to attend the various civic events taking place in the plaza.

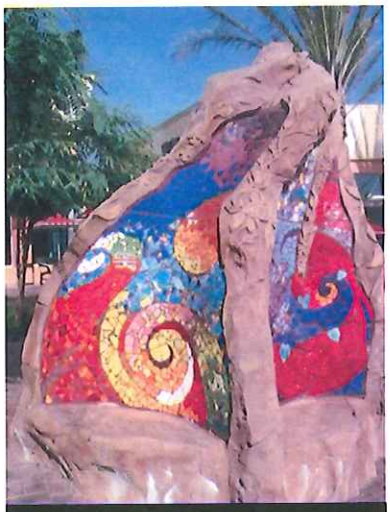


One of many custom mosaic tiles that pay homage to the City's history.

Prior to development of the public plaza, the City had no community gathering space. The public plaza would be the first of its kind within the City strategically located within the heart of the City's downtown. The development of the public plaza serves as the City's main square to host a wide variety of City and Chamber of Commerce sponsored community events frequently held in the public plaza. Given that the public plaza and entertainment center were developed concurrently, a multi-level parking structure and some surface parking was also envisioned and constructed. Ultimately, a 734 space public parking structure was built and 66 parking space surface parking lot was developed (800 public parking spaces total). Although the commercial spaces are privately owned, the Agency felt that it was important to retain ownership of the public parking structure in order to monitor and control its use to ensure that it would be made available to the hundreds of residents and patrons in attendance at public events located in the City's public plaza. The public plaza is a vital recreational space for the community as it serves as the City's main gathering space that frequently plays hosts to a variety of community events provided to the public free of charge.

A lot of planning and out-of-the box thinking went into the design of the public plaza. The City Council had numerous meetings regarding the overall look and feel of the public plaza during its design phase. The public plaza incorporates a water fountain with capabilities to synchronize with music, landscaping, custom outdoor seating elements and mosaic tile design elements unique to Alhambra's history. The design of the plaza celebrates the City of Alhambra and its rich history that spans over 100 years. Many of the custom mosaic tiles serve as a history lesson with their use of vibrant colors, intricate shapes, and Spanish/Moorish style that pay homage to the City of Alhambra's Sister City, Granada, Spain, and one palace in particular: "The Alhambra". The City's forefathers named the City after a book entitled "The Alhambra" by Washington Irving, published in 1882. The custom, handmade tiles used in the plaza design specifically pay homage to various key figures and historical elements important to the cultural fabric of the community and are set into the fountain, decorative columns, and whimsical outdoor furniture located throughout the plaza. The photo to the left highlights just a few of the custom made tiles that are incorporated into the City's public plaza design. The tiles celebrate Alhambra's rich history and depict images of Garfield School built in 1885 (the City's first school), and tiles that celebrate historic buildings in the downtown. There are also tiles that recognize Alhambra's sister city (Granada, Spain) and famous residents such as esteemed painter, Norman Rockwell, to name a few!

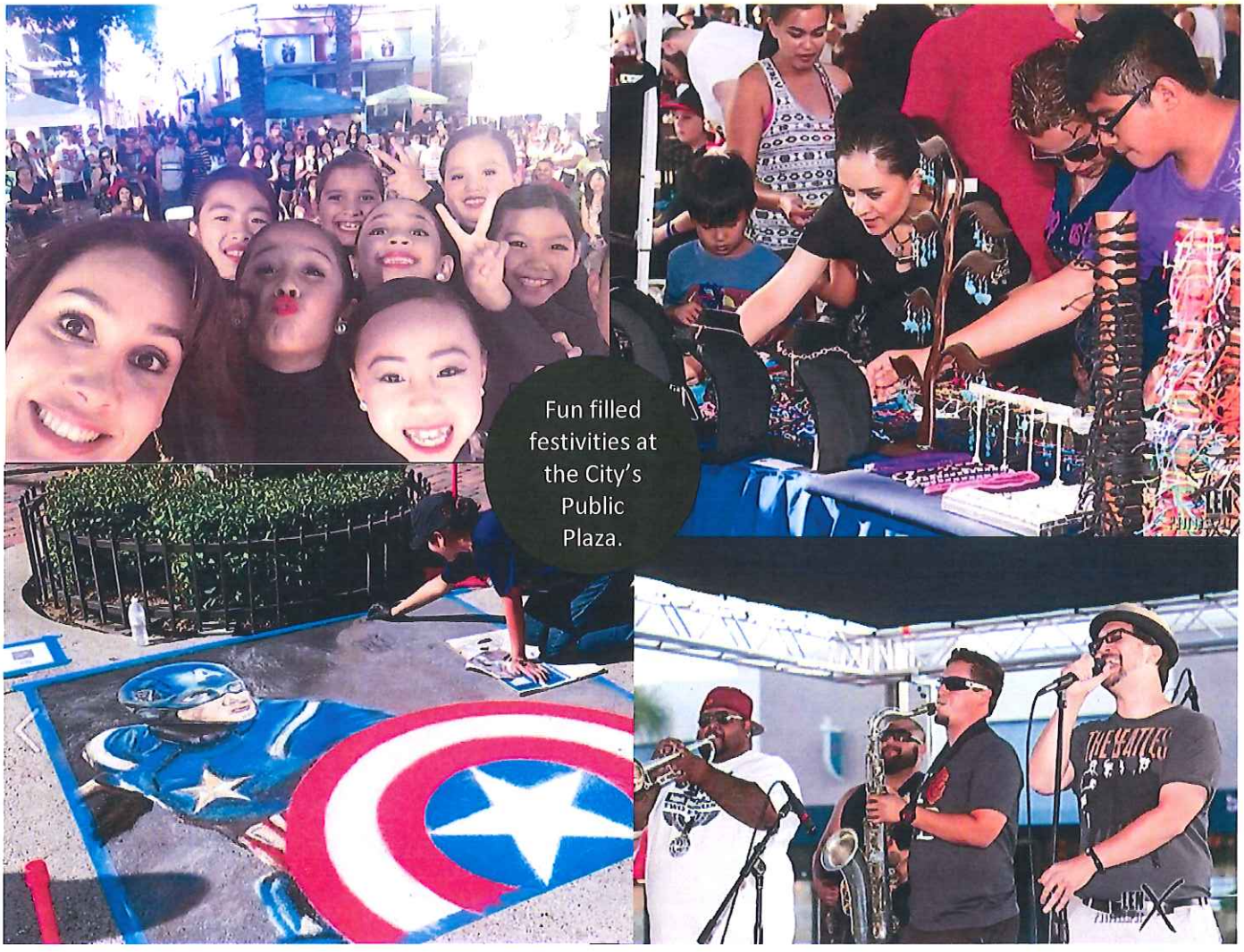




Whimsical seating elements custom designed for the City's public plaza

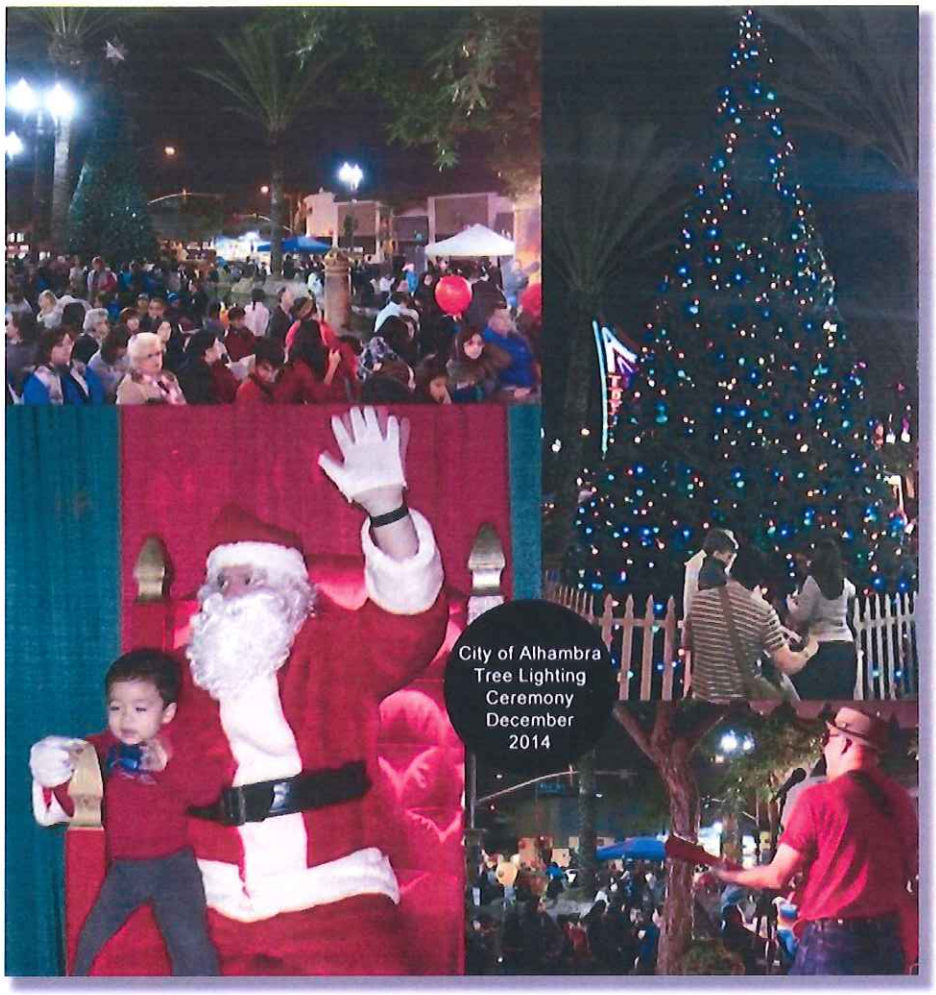
Custom tile designs highlight Alhambra's rich history.

Community events are frequently programed at the City's public plaza which serves as the stage for a variety of functions sponsored by the City and Chamber of Commerce. The pictures on this page capture just a few of the family friendly community events held in the City's Public Plaza. Events include the summer Annual Hot Spot event featuring weekly themes such as art, dance, fashion and music, "First Fridays", Hallowscream event, tree lighting ceremony and Chamber of Commerce Business. Additionally, it hosts the monthly Art Walk which provides live music and dancing, arts and crafts and gives local business vendors the opportunity to sell their goods.



Fun filled festivities at the City's Public Plaza.

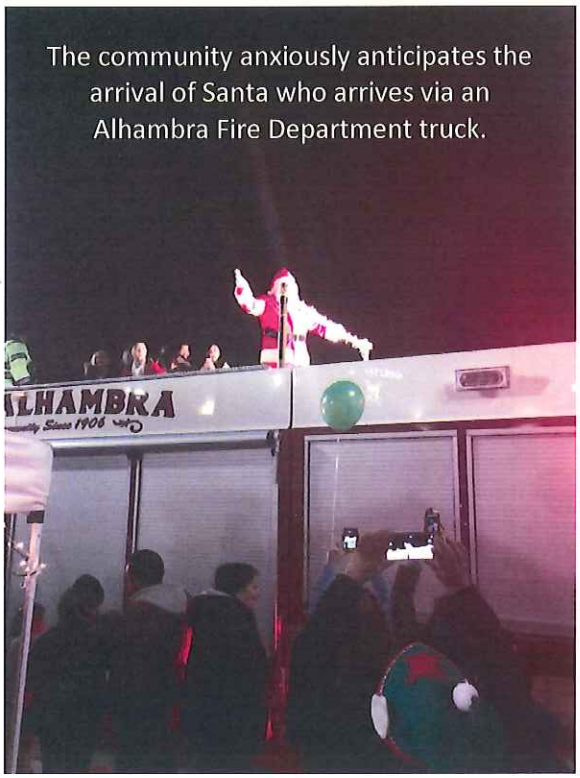
OCTOBER 2014 - HALLOWSCREAM EVENT AT THE PUBLIC PLAZA



The City's public plaza is also home to the annual tree lighting ceremony in December. The annual tree lighting ceremony provides hours of fun and entertainment for children and adults. Santa arrives by an Alhambra Fire Department truck to greet residents and take photos.

The photos on this page provide just a few of the many highlights from the 2013 and 2014 holiday festivities.

The City Council greets the community.



An estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.

There are no lease revenues generated from this property. The property has been used as an open public plaza since its development in 2002 as part of The Alhambra Renaissance Entertainment Center. It continues to serve as a public gathering spot for outdoor leisure and entertainment activities.

- ***The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of remediation efforts.***
  Asbestos abatement was conducted in 2000 before the buildings were demolished to begin construction of the theatre and retail project.

- ***A description of the property's potential for transit oriented development.***
  The property is located at the northeast corner of Main Street and Garfield Avenue in Downtown Alhambra. Given its current size, shape, and current development as a public plaza, the property does not have potential for transit oriented development. In addition to serving as a public gathering spot for outdoor leisure and entertainment activities, the public plaza is used as the path of travel to access the Edwards Theater, public parking structure and lot, and all retail/restaurant uses that make up the Edwards Renaissance Entertainment Center. Access to the front door of the all of the businesses located in the Edwards Renaissance Entertainment Center is directly from the public plaza.

- ***A description of the property's potential for the advancement of the planning objectives of the Successor Agency.***
  The property has been improved as planned since 2002. The former Agency's goals were to eliminate long-term vacant property, non-conforming land uses and substandard street widths, increase public parking, replace older retail buildings (including unreinforced masonry buildings), add a new motion picture theater on the property to enhance the retail viability of the area and assist in the upgrading of existing retail space. The former Agency also wanted to create a sense of place in the Downtown and create a public gathering spot for outdoor leisure and entertainment activities, as well as serve as a focal point in the City's Downtown. The public plaza, albeit open space, helps improve the viability of Alhambra's historic downtown by drawing in patrons who frequent community events located in the public plaza. The Plaza at the Alhambra Renaissance Entertainment Center won the 2004 Awards of Excellence for the Public Spaces and Linkages category from the California Redevelopment Association.

  The Alhambra Renaissance Entertainment Center as a whole, including the public plaza, achieved many objectives outlined in the Amended and Restated Redevelopment Plan for the Industrial Redevelopment Project Area and Added Area "A". Specifically, development of the public plaza reflects a high level of concern for architectural, landscape and urban design principles. The artist hired by the City worked closely with residents and community members of the Alhambra Centennial Committee to learn about the rich history of the City in order to use the design of the Plaza as a way to informally tell the story of the City. The custom handmade tiles pay homage to various key figures and historical elements important to the cultural fabric of the community.

The former Agency was required by previous California Redevelopment Law to adopt a Five Year Implementation Plan to describe the projects and programs intended to eliminate blight and provide affordable housing. The 2000-2004 Alhambra Redevelopment Agency Five Year Implementation Plan, approved on December 27, 1999, identified a goal to develop and implement a strategy to expand the economic base. One of the objectives of that goal was to eliminate blighted conditions in the Downtown district by completing the Edwards Renaissance Entertainment Center. The midterm review of the 2000-2004 Implementation Plan approved on April 14, 2003 identified having achieved its goal and lists the accomplishment of completing the Edwards Renaissance Theater complex. It also identifies the following goal:

> "Work toward reinventing the downtown with the Agency taking an aggressive role to create a more livable community. Encourage outdoor sidewalk dining and complimentary retail and entertainment uses to create a warm, inviting pedestrian friendly street environment." As an accomplishment toward this goal, the Plan states that "The public plaza located within the Alhambra Renaissance Entertainment Center was completed...The plaza incorporates synchronized water fountains, state, and decorative tile artwork and seating elements depicting the City's history. These elements are design features incorporated into the Renaissance Entertainment Center project to promote community events and encourage a pedestrian friendly environment within the Downtown."

- ***A brief history of previous development proposals and activities, including the rental or lease of the property.***

  There are no current or previously proposed development proposals for this site as the site is developed as originally planned and intended. There are no proposals for rental of the property as the public plaza serves as a civic gathering place that plays host to a variety of community sponsored events.

- ***Address the use or disposition of the property, including the proposed sale value and proposed sale date.***

  The public plaza was built for and continues to serve as a gathering hub for City sponsored outdoor leisure and entertainment activities in the heart of the Alhambra's historic Downtown. The public plaza serves as open space that helps maintain and create a viable urban environment in the City's historic Downtown. It is a key element that has helped create and define a sense of place in the community. The public plaza is used for various City-sponsored community events such as the summer Annual Hot Spot event that features art, dance, fashion and music. Additionally, it hosts the monthly Art Walk which provides live music and dancing, arts and crafts and gives local business vendors the opportunity to sell their goods. The public plaza serves as the location for City's the annual holiday tree lighting ceremony in December and the Chamber of Commerce Business Expo (see previous page).

  In November 2001 a Reimbursement Agreement was approved transferring certain City owned property from the City to the Agency (i.e. a public street, parking lots, etc.) in order to allow the Agency to proceed with the sale of the theater project property to the Developer in accordance with an approved Disposition and Development Agreement. It is important to note that the Reimbursement Agreement and staff report both specifically state that the City will retain ownership of the public plaza property. It was the Agency's intent to transfer the property to the City.

The Successor Agency is not proposing to sell the property; therefore, there is no proposed sale value or sale date. The property has a diminished value due to a couple of factors: (1) its size and irregular shape does not allow for development of this property on its own since it serves as an integral connection to the adjacent shop space and theater located in the Edwards Renaissance Entertainment Center; and (2) restrictions imposed by a previously approved Development Agreement that grant the developer use of the public plaza.

For the several reasons cited above, the Successor Agency requests that this property be retained in its current state as a public plaza. The Successor Agency sees that the best use of this property is to complete the transaction to convey the property to the City as originally intended which will allow for continued public benefit. Maintaining the public plaza as an open space in a highly urban setting is critical to the quality of life for Alhambra residents.

Property No. 7
122 N. Garfield Avenue

PARCEL DATA:

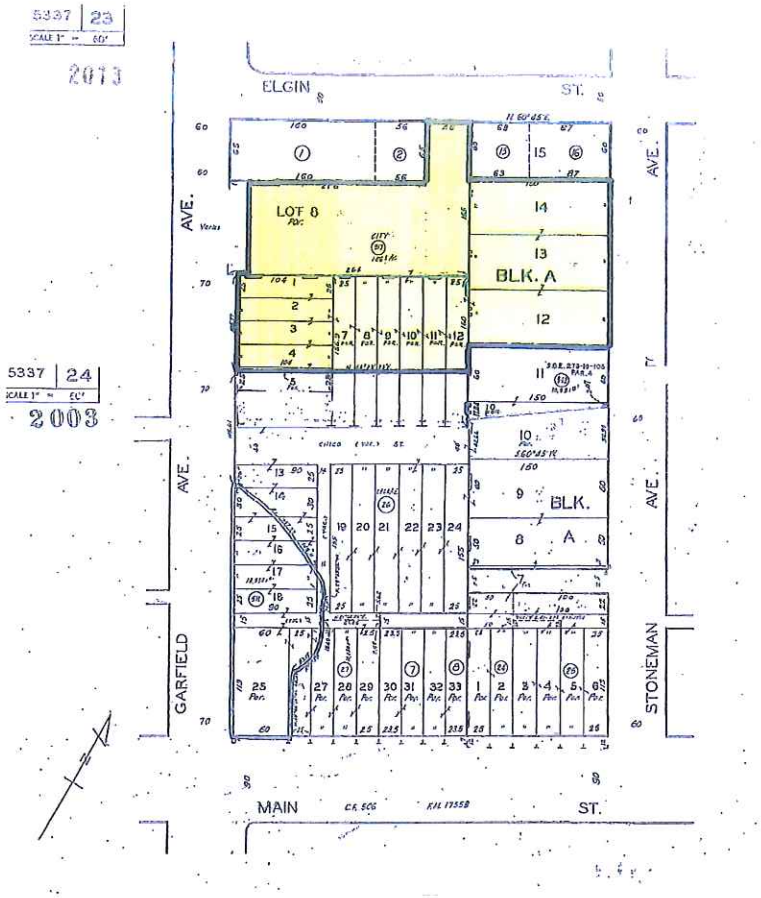
Address: Commonly referred to as 122 N. Garfield Avenue (there is no formal, legal address)

Property Location: The site is located near the intersection of Main Street and Garfield Avenue in Downtown Alhambra, between Garfield Avenue to the west, Stoneman Avenue to the east and Elgin Street to the north. The site is highlighted in yellow on the Los Angeles County Assessor's parcel map below.

Assessor's Parcel No.: 5337-023-917

Lot Size: 80,385 (1.8 acres)

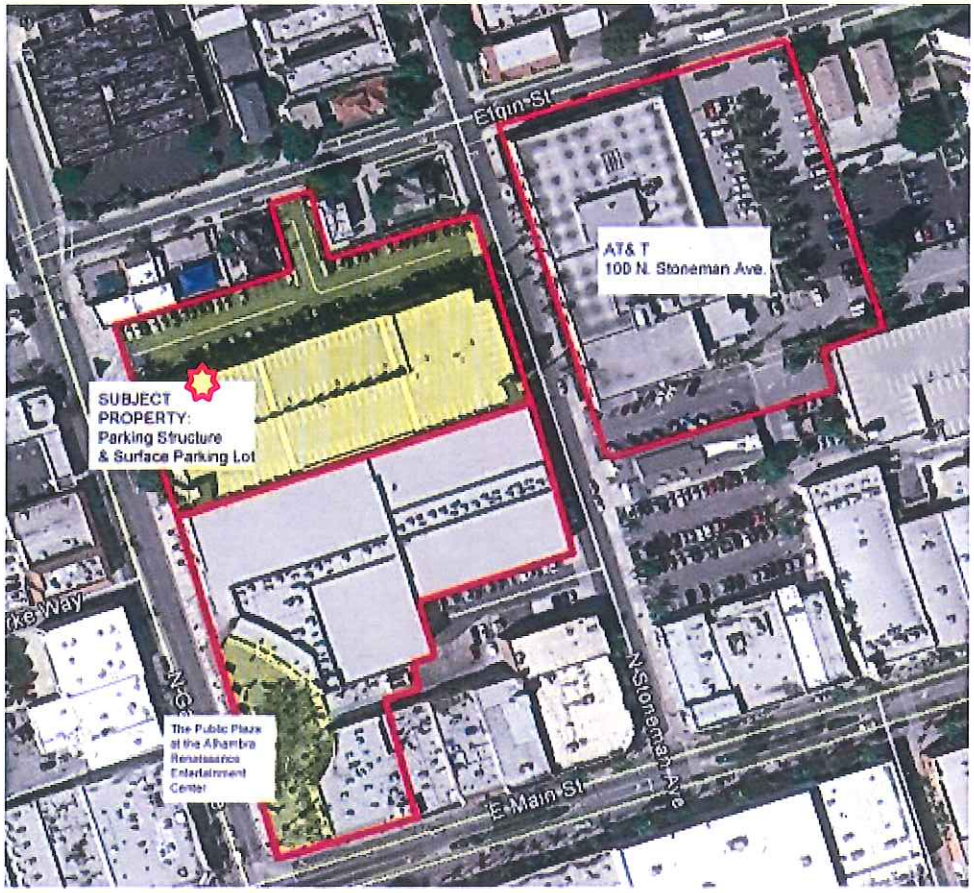
Current Zoning: Central Business District ("CBD")



The subject property is located within the Alhambra Renaissance Entertainment Center near the intersection of Main Street and Garfield Avenue in Downtown Alhambra. The entertainment center is situated between Garfield Avenue to the west, Stoneman Avenue to the east, Elgin Street to the north and Main Street to the south. The Alhambra Renaissance Entertainment Center is developed with a free public parking structure and surface parking lot that are situated toward the northern end of the site. The subject property is irregular in shape measuring approximately 80,385 square feet (according to the First American Property Profile).

The picture below provides an aerial view of the property which is developed with a 734 space public parking structure and 66 space surface parking lot (800 spaces total). The parking structure and parking lot are part of the Alhambra Renaissance Entertainment Center development which includes a public plaza, 14 theaters with stadium seating and approximately 10,000 square feet of retail/restaurant space. The parking structure also provides no more than 400 parking spaces to AT&T (formerly Pacific Bell) employees across the street at 100 N. Stoneman Ave. This report focuses on Assessor's Parcel No. 5337-023-917 which is developed with the public parking structure and surface parking lot only. There is a separate discussion in

The Alhambra Renaissance Entertainment Center



this report (Property No. 6) that addresses the public plaza. There is also further discussion later

in this report regarding a Parking Easement Agreement with AT&T for them to use parking available in the parking structure.

Above: Looking southeast at the public parking structure and surface parking lot from Garfield

Above: Looking west from Elgin Street at the public parking structure. The driveway shown provides access to the site from Elgin Street, north of the site.

- ***Property type, permissible use and permissible use detail.***
  The property is located in the City's historic downtown and originally consisted of several privately owned properties. Several properties were acquired by the former Alhambra Redevelopment Agency in 1998/1999 to accommodate much needed public parking, a public plaza/community gathering center and entertainment center consisting of an Edward's movie theatre and retail/restaurant uses and the City's main square/plaza in the heart of the community.

  This property is currently improved with a public parking structure and surface parking lot that were developed in 2002 as part of the development for the City's Public Plaza built in conjunction with the Alhambra Renaissance Entertainment Center.

- ***Date of acquisition and its value at the time, and an estimate of current value, including any appraisals.***
  The property was part of an assemblage of several parcels by the Alhambra Redevelopment Agency to accommodate the Alhambra Renaissance Entertainment Center, including a public plaza and parking structure/parking lot. The City received a Section 108 Loan and Economic Development Initiative (EDI) Grant to be used towards economic development in the City's Downtown. The City allocated $1,150,000 from the City's Section 108 Loan and EDI Grant to assist in the land acquisition. The property was acquired in 1998/1999.

  There is no current appraisal information for the property.

- ***The purpose for which the property was acquired.***
  The property was originally part of thirteen (13) privately owned parcels assembled by the Alhambra Redevelopment Agency. The assemblage of parcels occurred in 1998 and 1999 in conjunction with a Disposition and Development Agreement ("DDA") with a developer for a theatre and retail project. The overall project was a joint endeavor between the Alhambra Redevelopment Agency and a private developer that consists of several elements: a public parking structure and surface parking lot, public plaza, movie theater and restaurant and retail uses. The public parking structure and surface parking lot are the topic of this section ("Property No. 7"). The public plaza portion of this project is addressed separately in the previous section, identified as Property No. 6. The theater and retail project are not contained in the Long Range Property Management Plan given that they have been privately owned since its initial development.

  Under the DDA, the Agency was responsible for constructing a public parking structure and surface parking lot to serve the public plaza and the theatre/retail project that would later collectively be referred to as the "Alhambra Renaissance Entertainment Center". The overall project was constructed as a joint venture to provide public open space (public plaza), public parking as well as private restaurant and retail opportunities for the community. Prior to development of the public plaza, the City had no community gathering space. The public plaza would be the first of its kind within the City strategically located within the heart of the City's downtown. The development of the public plaza serves as the City's main square to host a wide variety of City and Chamber of Commerce sponsored community events frequently held in the public plaza. Given that the public plaza and entertainment center were developed concurrently, a multi-level parking structure and some surface parking was also envisioned and constructed. Ultimately, a 734 space public parking structure was built and 66 parking space

surface parking lot was developed (800 public parking spaces total). Although the commercial spaces are privately owned, the former Redevelopment Agency felt that it was important to retain ownership of the public parking structure in order to monitor and control its use to ensure that it would be made available to patrons attending community sponsored events located in the City's public plaza. The parking structure and adjacent public parking lot are vital for the success of future City sponsored community events due to the fact that it was designed to and currently serves as the main parking for visitors attending the events held in the City's public plaza. Indeed, it is this parking structure and surface parking lot that visitors utilize when attending community events at the City's public plaza.

Community events often draw large crowds of visitors to the public plaza who utilize the parking structure and surface parking lot.

In purchasing the parcels of land for the development of the public plaza, parking structure, and commercial/entertainment center, the Agency wanted to accomplish specific goals for this property. These goals for development of the Center included the following:

1) Remove blight, non-conforming properties, including vacant lots within an area developed for urban use and served by utilities;
2) Recycle and/or develop underutilized parcels to accommodate higher and better economic uses;
3) Provide for the expansion, renovation and relocation of businesses within the area to enhance their economic viability;
4) Expand the existing employment base and promote the creation of new employment opportunities; and
5) Encourage owners of property abutting the project to participate in improvement activities.

The Alhambra Renaissance Entertainment Center includes 14 movie theaters with stadium seating and retail/restaurant space which includes tenants such as Panda Express, Menchies Frozen Yogurt, Temptation Chocolate Factory, Grill 'Em All (hamburgers), Applebee's, and a public plaza measuring approximately 19,000 square feet. The public parking structure and surface parking lot provides free parking to patrons who visit the Alhambra Renaissance Entertainment Center and surrounding businesses in the Downtown and also provides employee parking, including employees of AT&T (formerly Pacific Bell) located across the street at 100 North Stoneman Avenue, according to a Parking Easement Agreement approved in 1999. As shown in the photo above, the City's public plaza accommodates large crowds for events programed at the public plaza. The parking structure and surface parking lot are the primary parking areas for visitors to the public plaza which were some of the intended users of these parking areas when the project was originally conceived. The City realized the need to provide parking for patrons to the public plaza, as well as the other uses within the Alhambra

Renaissance Entertainment Center, since then it was envisioned that the public plaza would be used for various community events hosted by the City and Chamber of Commerce.

- ***An estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.***
  There are no lease revenues generated from this property. Based on a Development and Disposition Agreement approved on January 8, 2001, the public parking structure and surface parking lot are required to provide at least three hours of free parking to patrons. The property has been used as a public parking structure and a surface parking lot since 2002 when the Alhambra Renaissance Entertainment Center complex was completed.

  In addition, to the parking structure and surface parking lot being designated for use by those frequenting community events in the Plaza, a portion of the parking structure also serves as employee parking for surrounding business owners in the Downtown, including Pacific Bell located immediately across the street on Stoneman Avenue. Prior to development of the entertainment complex and parking structure, the Agency purchased two properties that had been utilized by AT&T (formerly Pacific Bell) as an employee parking lot. As a result, a Parking Easement Agreement, dated October 1, 1999, was approved between the Alhambra Redevelopment Agency, Pacific Bell and Edwards Megaplex Holdings, LLC. Under the Parking Lease Agreement, Pacific Bell (now "AT&T") was granted an easement for vehicular parking within the new public parking structure for the non-exclusive use of no more than 400 parking spaces during their normal business hours of 5:00 a.m. to 5:30 a.m. Monday through Friday (excluding holidays) and 150 parking spaces at all other times of the week. There is no revenue generated through the Parking Easement Agreement and the Agreement runs in perpetuity.

  The parking structure and surface parking lot have been a necessary amenity in the downtown. In order to maintain a vibrant and viable Downtown, it has been necessary to provide public parking for patrons in the Downtown and employees of Downtown businesses. Like many historic downtowns, properties in Downtown Alhambra were built to property line with sub-standard parking or in a majority of the cases simply without any on-site parking. As Alhambra has flourished over the years, the need for providing parking in the Downtown has been a necessity and is absolutely essential for an older Central Business District to remain competitive with other shopping opportunities such as the suburban shopping mall and other regional shopping destinations. The City of Alhambra and former Redevelopment Agency sought opportunities to revive its once thriving downtown. As a result, the concept of the Edwards Renaissance Entertainment Center was born. The center would include a much needed public gathering space where City and Chamber of Commerce events could take place, free public parking, a movie theater and restaurant/retail opportunities to lure people back to the Downtown. The subject parking structure and surface parking lot were designed as the main parking areas to service the City's public plaza.

- ***The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of remediation efforts.***
  Asbestos abatement was conducted in 2000 before the buildings were demolished to begin construction of the theatre and retail project.

- ***A description of the property's potential for transit oriented development.***
  The property is located near the intersection of Main Street and Garfield Avenue in Downtown Alhambra, between Garfield Avenue to the west, Stoneman Avenue to the east and Elgin Street to the north. The site does not have strong potential for transit-oriented development. Given its current use for a public purpose as a public parking structure and surface parking lot, the property is built out for its intended purpose. In addition, a Parking Easement Agreement exists between the former Alhambra Redevelopment Agency, Pacific Bell and Edwards Megaplex Holding, LLC dated October 1, 1999. The Agreement grants Pacific Bell an easement for vehicular parking within the public parking structure for the non-exclusive use of no more than 400 parking spaces during Pacific Bell's normal business hours of 5:00 a.m. to 5:30 a.m. Monday through Friday (excluding holidays) and 150 parking spaces at all other times of the week. The Parking Easement Agreement runs in perpetuity.

- ***A description of the property's potential for the advancement of the planning objectives of the Successor Agency.***
  The property has been improved as planned since 2002. The former Agency's goals were to eliminate long-term vacant property, non-conforming land uses and substandard street widths, increase public parking, replace older retail buildings (including unreinforced masonry buildings), add a new motion picture theater on the property to enhance the retail viability of the area and assist in the upgrading of existing retail space. The former Agency wanted to create additional parking facilities and eliminate blight in the area by generating new employment and development opportunities within the area. As a result, the property was included in the assemblage of parcels by the Agency in 1998 and 1999 to accommodate the development of the Alhambra Renaissance Entertainment Center. The Center included new public parking and the subject property was built as a public parking structure and surface parking lot to serve patrons of the City's public plaza, theater, and retail/restaurant uses in the Alhambra Renaissance Entertainment Center, as well as for the surrounding businesses in the Downtown.

  The Alhambra Renaissance Entertainment Center as a whole achieved many objectives outlined in the Amended and Restated Redevelopment Plan for the Industrial Redevelopment Project Area and Added Area "A". Specifically, Goal No. 7 identified in Section IV (400) Redevelopment Objectives of the Amended and Restated Redevelopment Plan identifies the objective of alleviating certain environmental deficiencies as it relates to insufficient off-street parking. The development of the public parking structure and public parking lot met this goal as the development provides for much needed parking in the Downtown that is made available to patrons and employees in the area. Buildings that were previously on the site had outdated parking arrangements that were not sufficient for modern standards and prohibited or significantly deterred the attraction of new businesses into the Downtown. Without providing sufficient on-site parking, customers seek alternative parking locations, which exacerbate the parking shortage in the Downtown. The public parking structure and surface parking lot augment pedestrian activity by supporting new and existing retail, restaurant, and service uses in the Downtown as well as create the synergy needed to create a desirable image to potential investors, businesses, and customers to continue attracting them to the Downtown. Providing parking facilities for the linkage of new commercial development in the Downtown improves the viability of Alhambra's historic downtown. With respect to parking, Section V (500)(A) of the Amended and Restated Redevelopment Plan identifies ways in which the former Redevelopment Agency proposed to eliminate and prevent blight in the project area. These

actions included the following: (1) acquisition and clearance of certain parcels of land for the purposes of expanding and improving the publicly owned downtown parking system; and (2) public improvements necessary to achieve effective redevelopment of the Main Street area such as street improvements, façade improvements and ***additional parking structures*** (emphasis added).

The former Agency was required by previous California Redevelopment Law to adopt a Five Year Implementation Plan to describe the projects and programs intended to eliminate blight and provide affordable housing. There are five (5) previously adopted Implementation Plans during the 2000 to 2014 document period that identified physically obsolete buildings/lots and lack of parking as a physical condition of blight existing in the project areas. The 2000-2004 Alhambra Redevelopment Agency Five Year Implementation Plan identified a goal to develop and implement a strategy to expand the economic base. One of the objectives of that goal was to eliminate blighted conditions in the Downtown district by completing the Edwards Renaissance Entertainment Center to include a public parking structure as well as address public parking in the Downtown in general. In addition, the 2000-2004 Implementation Plan states that the Agency will develop a plan for creating and financing short term and long term parking solutions in the Downtown including surface parking and parking structures. It would facilitate the completion of two public parking structure sites, including the parking structure at the Edwards Renaissance Entertainment Center which is the subject of this report. The former Agency committed to provide parking to better meet the needs of all the existing and new retailers in Downtown. The midterm review of the 2000-2004 Implementation Plan continues to stress the need for short and long term parking in the Downtown and identifies the accomplishments of building new public parking.

The Amendment to the 2005-2009 Alhambra Redevelopment Agency Five Year Implementation Plan identifies the goal of assisting in providing public infrastructure and facilities that are deficient within the Project Area, including public parking lots and structures, street improvements, utility lines, etc. Furthermore, the Implementation Plan states that this goal is consistent with Section IV(400), Redevelopment Plan Objectives of the Industrial Redevelopment Plan in that it attempts to alleviate inadequate improvements that constrain the development of various parcels in the Project Area, a cost of which cannot be borne by private enterprise acting along. Creating additional public parking lots within the project areas will also alleviate insufficient off-street parking and other similar public improvements as a means to assist in economic development and vitality within the project areas.

- ***A brief history of previous development proposals and activities, including the rental or lease of the property.***
  There are no current or previously proposed development proposals for this site as the site is developed as originally planned and intended. There are no proposals for rental of the property.

- ***Address the use or disposition of the property, including the proposed sale value and proposed sale date.***
  The public parking structure and surface parking lot have a diminished value because of the fact that there is a current Parking Easement Agreement with Pacific Bell and Edwards Megaplex Holdings, LLC dated October 1, 1999 that allows use of the public parking structure to Pacific Bell (or future tenant) in perpetuity at no charge for parking. The former Alhambra Redevelopment

Agency granted Pacific Bell an easement for vehicular parking within the 800 public parking structure for the non-exclusive use of no more than 400 parking spaces during Pac Bell's normal business hours of 5:00 a.m. to 5:30 a.m. Monday through Friday (excluding holidays) and 150 parking spaces at all other times of the week.

The Successor Agency requests that this property be retained in its current state as a public parking structure and surface parking lot which serves as a public purpose as defined in Section 34181(a) of the Health and Safety Code. The Alhambra Successor Agency is seeking to retain the property as parking for use by patrons who visit the Alhambra Renaissance Entertainment Center. It is important to note that in November 2001, a Reimbursement Agreement was approved transferring certain City owned property from the City to the Agency (i.e. public street, parking lot, etc.) in order to allow the Agency to proceed with the sale of the theater project property to the Developer in accordance with an approved Disposition and Development Agreement. It is also important to note that both the Reimbursement Agreement and staff report specifically state that the City will retain ownership of the public plaza property. Since 2001, it was the Agency's intent to transfer the property to the City. The Successor Agency sees that the best use of this property is to complete the transaction to convey the property to the City as originally intended which is to serve as the main parking area for community sponsored events that are held within the City's public plaza. Parking for the City's public plaza is vital to the success of community events held in the public plaza and maintaining the open space in a highly urban setting is critical to the quality of life for Alhambra residents.

For the reasons stated above, the Successor Agency requests that this property be retained in its current state as a public parking structure to continue to service as primary parking for patrons to the City's public plaza (identified as Property No. 6). The Successor Agency sees that the best use of this property is to complete the transaction to convey the property to the City as originally intended which will allow for continued public benefit by providing parking to service the City's public plaza, a vital open space component and community gathering space for the Alhambra community.

Property No. 8
Assessor's Parcel No. 5342-021-901

PARCEL DATA:

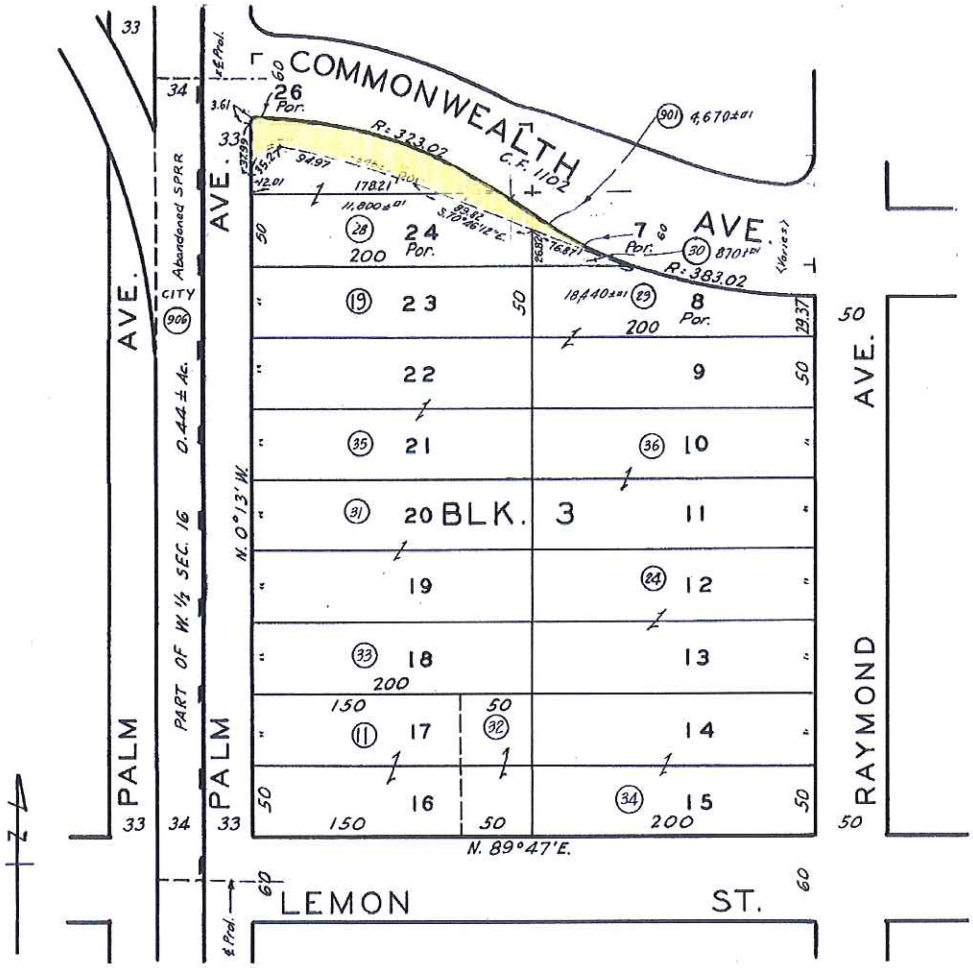
Address: The property does not have a formal address.

Property Location: Southeast corner of Commonwealth Avenue and Palm Avenue. The site is highlighted in yellow on the Los Angeles County Assessor's Parcel map below.

Assessor's Parcel No.: 5342-021-901

Lot Size: 4,670 square feet (.11 acres)

Current Zoning: N/A. The property is developed as a public sidewalk and landscape planter



These pictures provide an aerial view of the property. The site is situated at the southeast corner of Commonwealth and Palm Avenues. The property is an irregular shaped lot (long and slender) measuring approximately 4,670 square feet (according to Los Angeles County Assessor's records). The property is contiguous to Commonwealth Avenue, an arterial roadway running through the City of Alhambra. The property is developed with a 10 foot wide sidewalk and a landscape planter with trees and shrubs. The site immediately to the south is developed with a surface parking lot and office building that is privately owned.

Looking southeast at the site from the intersection of Palm and Commonwealth Avenues.

Looking southwest at the site from Commonwealth Ave.

Looking northeast at the site from Palm Avenue.

- ***Property type, permissible use and permissible use detail.***
  Health and Safety Code Section 34181(a) identifies governmental purpose assets to include assets such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings. The subject property is a 4,670 square foot strip that is irregular in shape (long and slender) that is contiguous to Commonwealth Avenue. The property is developed with a 10 foot wide public sidewalk and adjacent landscaped planter. Given the fact that the property is not developable on its own because of its size and irregular shape, it is requested that the property be retained by the City of Alhambra for continued public purpose as a public sidewalk and landscaped planter.

- ***Date of acquisition and its value at the time, and an estimate of current value, including any appraisals.***
  In 1971, the appraised price of the land was $12,759.45. According to records on file with the Los Angeles County Assessor's office, the Agency acquired the property on March 16, 1973. The actual purchase price by the Redevelopment Agency was $12,000.

  There is no current appraisal information for the property. However, according to RealQuest.com and TitleProfile.com, both on-line databases of real estate information, the property was last assessed in 2011 for $13,701.

- ***The purpose for which the property was acquired.***
  The property was once part of a larger parcel (300 S. Palm Avenue) originally owned by Tracy B. & Thel Ryon. The property was acquired in 1973 as part of the assemblage of several parcels for public purpose as part of a street widening project along Commonwealth Avenue between Palm Avenue to the west to Raymond Avenue to the east. The purpose of the Commonwealth Avenue Widening Project was to improve traffic flow and eliminate a traffic hazard issue related

to an "S" curve in the Commonwealth Avenue right-of-way between Palm and Raymond Avenues. The subject property created a public sidewalk contiguous to Commonwealth Avenue.

- ***An estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.***
  There are no lease revenues generated from this site.

- ***The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of remediation efforts.***
  The property has been used for a public purpose since the 1970's as it was developed a part of the Commonwealth Avenue Widening Project. It continues to serve that same public purpose as the property is developed with a 10 foot wide sidewalk and landscaped planter. History of environmental contamination is unknown.

- ***A description of the property's potential for transit oriented development.***
  The property is situated at the intersection of Date and Commonwealth Avenues, an east-west arterial roadway in the City of Alhambra; however this specific site does not have strong potential for transit-oriented development. The property is an irregular shaped lot (long and slender) that measures 4,650 square feet. Given its size, shape, and current use for public purpose as a sidewalk and landscaped planter, the property is undevelopable on its own. The property would need to be part of a larger site assemblage in order to create any meaningful development that would include plans to maintain the existing 10 foot wide public sidewalk.

- ***A description of the property's potential for the advancement of the planning objectives of the Successor Agency.***
  The property has met its potential as it has been improved as planned since the 1970's. The site was acquired on March 16, 1973 for public purpose as part of the Commonwealth Avenue Widening Project to promote public safety. Specifically, the property was acquired to improve traffic flow and eliminate a traffic hazard issue related to an "S" curve in the Commonwealth Avenue right-of-way between Palm and Raymond Avenues.

- ***A brief history of previous development proposals and activities, including the rental or lease of the property.***
  There are no current or previously proposed development proposals for this site. Nor are there any proposals for rental of the property. Although the property is situated along an east-west arterial roadway that is attractive for development, it is an irregular shaped lot (long and slender) that measures 4,650 square feet and is undevelopable on its own.

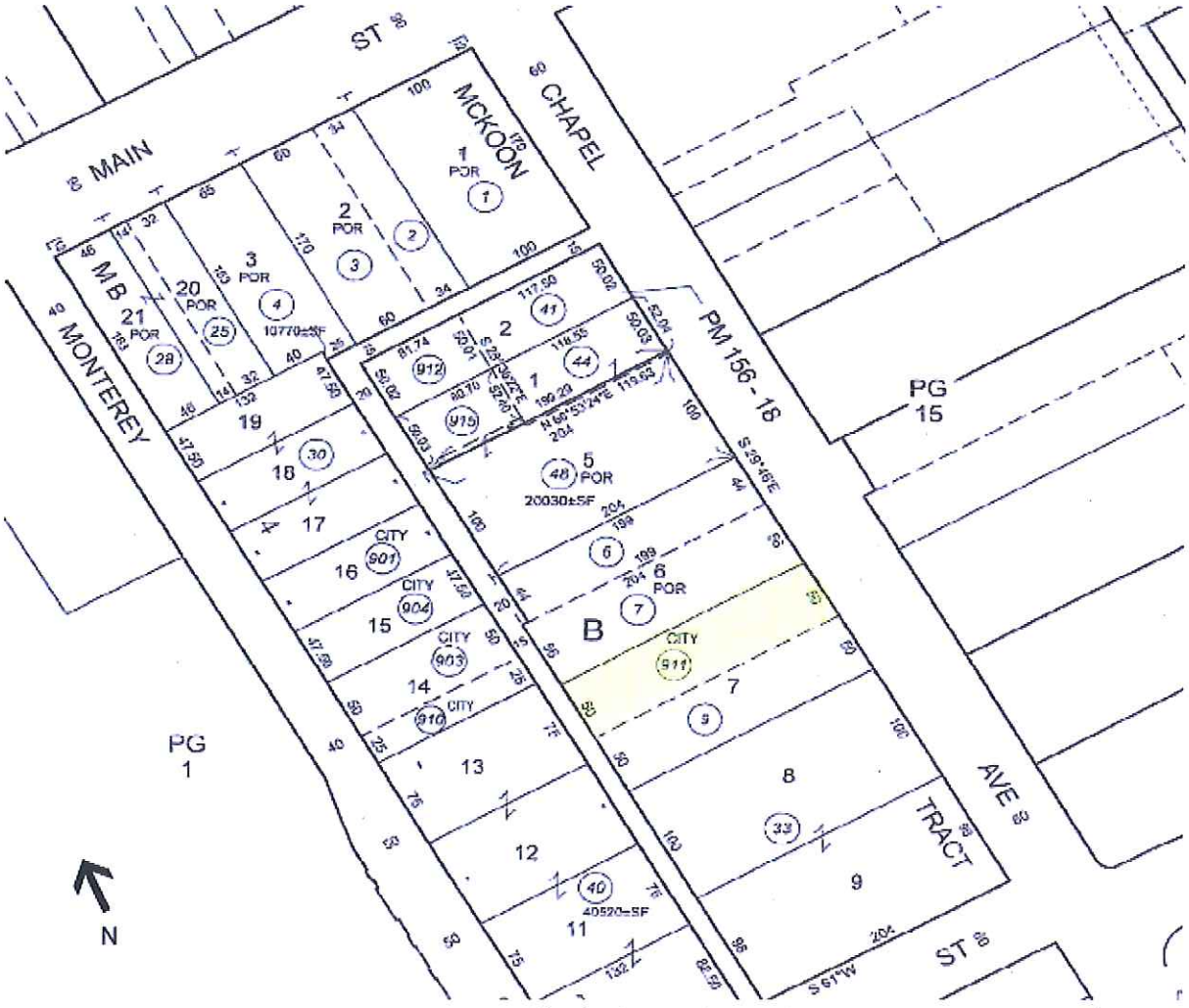
- ***Address the use or disposition of the property, including the proposed sale value and proposed sale date.***
  Health and Safety Code Section 34181(a) identifies governmental purpose assets to include assets such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings. The subject property is a 4,670 square foot strip of land. It is an irregular shaped lot (long and slender) that is contiguous to Commonwealth Avenue, an east-west arterial roadway located within the City of Alhambra. The property is developed with a 10 foot wide public sidewalk and a landscaped planter with mature trees and shrubs. Given its irregular size, shape, and current development for public purpose as a public sidewalk, this property is not developable on its own.

It is for these reasons that the Successor Agency requests that this property be retained in its current state for governmental use as a public sidewalk and landscaped planter. It is appropriate that the property be retained by the City of Alhambra given that it meets the definition of a governmental public purpose as prescribed in Health and Safety Code Section 34181(a) and has little value on its own for any other use than what it is currently developed as.

Property No. 9
107 S. Chapel Ave.

PARCEL DATA:

Address:	107 S. Chapel Ave., Alhambra, CA, 91801
Property Location:	Chapel Avenue south of Main Street, north of Bay State Street. The site is highlighted in yellow on the L.A. County Assessor's map below.
Assessor's Parcel No.:	5345-004-911
Lot Size:	10,200 square feet (.23 acres)
Current Zoning:	Alhambra Central Business District with a Downtown Revitalization District overlay zone ("ALCBD/DRD")



North

Looking west, facing the front of property, from Chapel Ave.

The pictures above provide aerial and street views of the property. The property is located midblock between Main Street and Bay State Street. The property is a long rectangular shaped lot measuring approximately 10,200 square feet (according to Los Angeles County Assessor's records). The property is contiguous to Chapel Avenue. The property was purchased in 1991, after a fire destroyed the house on the lot, the former Agency purchased the property with the intent of eliminating blight and of acquiring additional parcels surrounding the property, for the development of senior and/or low to moderate income housing. The site is currently vacant. The property to the immediate south of the property is developed with a multi-family apartment building. The property to the immediate north is developed with multiple units. Across the street are multi-family residential units. Immediately to the rear, west of the property, is a public alleyway. Across the alley, to the rear, are both public and private parking lots.

- ***Property type, permissible use and permissible use detail.***
  The property is zoned for commercial uses and could be used to develop retail, restaurant, office or a mixture of those uses. In addition, the Alhambra Municipal Code would allow for the development of a mixed use project, provided sufficient parking was included with the project.

- ***Date of acquisition and its value at the time, and an estimate of current value, including any appraisal information, if available.***
  The property was acquired by the former Alhambra Redevelopment Agency in August 1991 for a total of $307,522. As of October 3, 2010, the appraised estimated market value was $484,500.

- ***The purpose for which the property was acquired.***
  The property was originally acquired to eliminate a blighted condition following a structure fire on the property. The damaged building was demolished. No plans have been made for the property.

- ***An estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.***
  The property is vacant and does not generate any revenue.

- ***The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of remediation efforts.***
  The site was previously used for residential purposes. There is no known contamination on this site.

- ***A description of the property's potential for transit oriented development.***
  The property is a deep narrow lot measuring 50' wide x 204' deep, located midblock along a minor arterial. There is a fixed route community transit line that runs along Chapel Ave., however, there is no major transportation hub nearby or planned for the future and therefore would not be suitable for a transit oriented development site.

- ***A description of the property's potential for the advancement of the planning objectives of the Successor Agency.***
  The property is zoned commercial with a downtown revitalization district overlay and therefore is available for development opportunities that would enhance and complement the development and revitalization of Alhambra's Downtown Main St.

  The former Agency was required by previous California Redevelopment Law to adopt a Five Year Implementation Plan to describe the projects and programs intended to eliminate blight and provide affordable housing.

  The 2005-2009 Alhambra Redevelopment Agency Five Year Implementation and the midterm update provided recommendations for future affordable housing opportunities. The Plans specifically identify the subject property as a site for senior housing.

- ***A brief history of previous development proposals and activities, including the rental or lease of the property.***
  The property was purchased by the ARA with the intent of acquiring surrounding property to create additional senior and/or low/moderate income housing for the community.

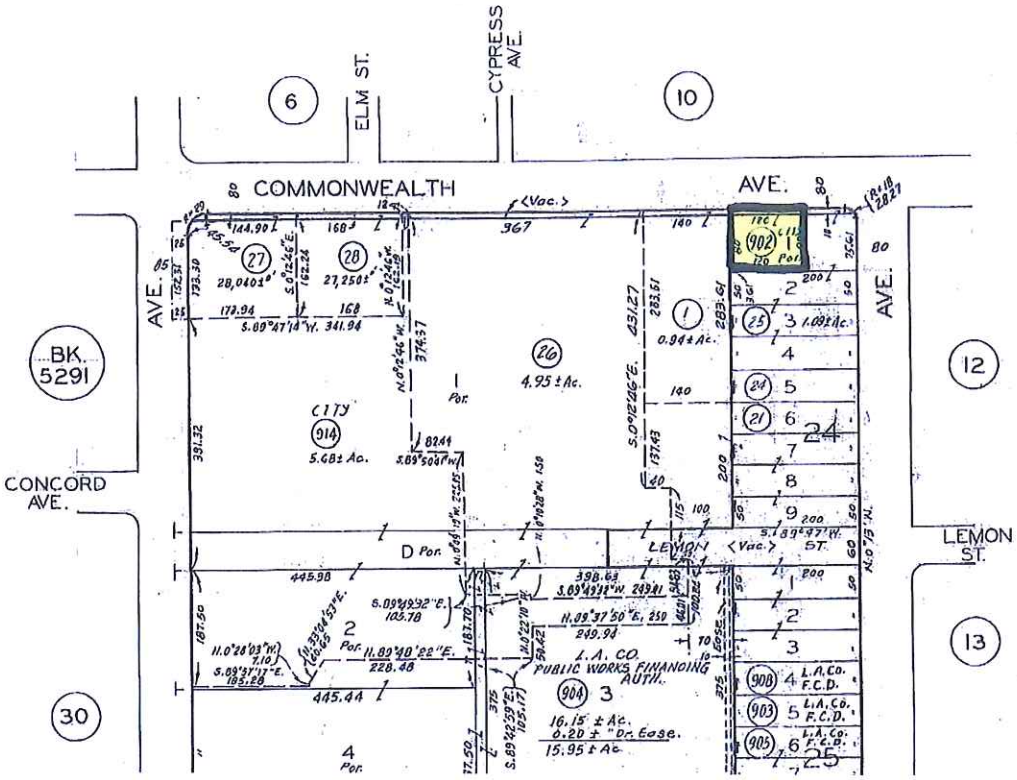
- ***Address the use or disposition of the property, including the proposed sale value and proposed sale date.***

  The Alhambra Successor Agency will dispose of this property. To date, neither the City nor the Successor Agency has received any proposals for the purchase and/or development of the property. The property will be subject to an appraisal prior to any sale.

Property No. 10
2206 Commonwealth Ave.

PARCEL DATA:

Address:	2206 Commonwealth Ave.
Property Location:	South side of Commonwealth Ave., just west of Date Ave. The site is highlighted in yellow on the L.A. County Assessor's map below.
Assessor's Parcel No.:	5342-005-902
Lot Size:	9,600 square feet (.22 acres)
Current Zoning:	Commercial Planned Development ("CPD")



Aerial view of the property

The subject property is outlined in red in both photos. The subject property consist of a vacant pacel of land located on the south side of Commonwealth Avenue just west of Date Avenue. The owners/developer of the immidiately adjacent properties to the west, east and south of the subject property submitted a development proposal to the City to develop their properties. The proposed development contemplates, and is contigent upon, the sale of the subject property to the developer since the subject property is surounded by their properties.

Land uses within the property's neighborhood include:

North: Directly across the street, on the north side of Commonwealth is a Costco, Target and associated retail and restaurant uses.

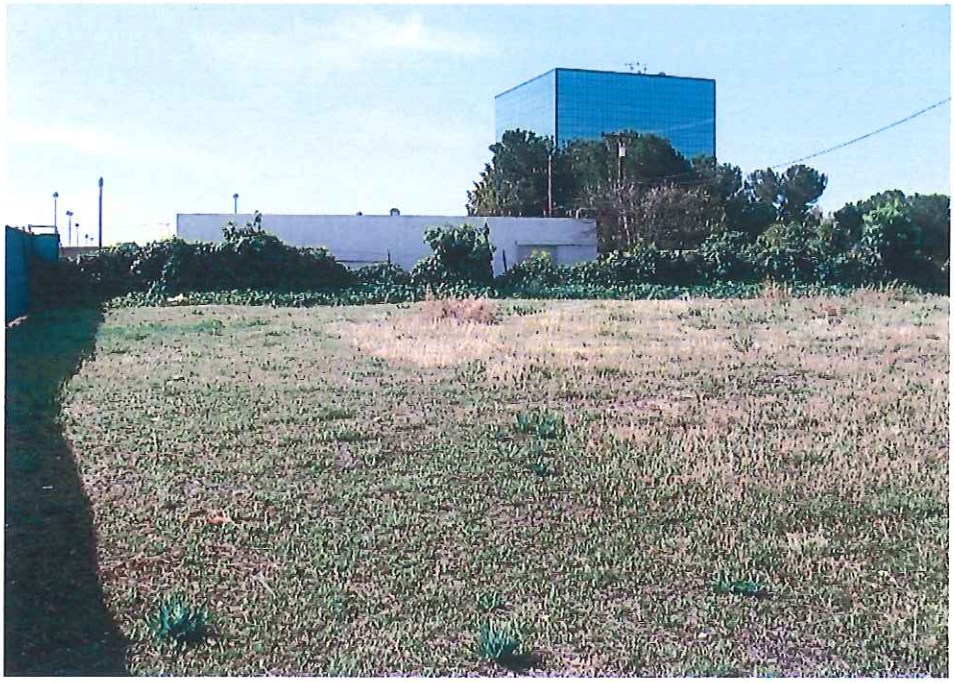
South: South of the property along Date Ave. is an industrial warehouse folllowed by a large office building occupied by the Los Angeles Public Works Department.

East: Directly East of the property are industrial properties.

West: Westof the property is the Albertson's Center and Fremont Plaza which includes Toys R Us, Party City, Petsmart, El Pollo Loco and Taco Bell.

Intersection of Commonwealth and Date

Property fronting Commonwealth



Property is vacant

- ***Property type, permissible use and permissible use detail.***
  The property is located at the southwest corner of Commonwealth and Date Ave. Streets. The property is currently unimproved vacant land located at 2206 Commonwealth Ave. (APN #: 5342-005-902). The property is approx. 9,600 square feet (0.22 acres). The current zoning is CPD-Commercial Planned Development, which allows for a wide range of commercial uses.

- ***Date of acquisition and its value at the time, and an estimate of current value, including any appraisal information, if available.***
  The property was purchased in November 1986 for $173,775. An appraisal of the property was performed as of January 2012, and the value at that time was determined to be $460,000.

- ***The purpose for which the property was acquired.***
  The former Redevelopment Agency acquired the property in 1986 because at that time they were considering the acquisition of the adjacent parcels for a larger redevelopment project.

- ***An estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for disposition of those revenues.***
  The vacant commercial site does not generate any revenue.

- ***The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of remediation efforts.***
  A developer submitted a proposal to develop the property with a new commercial development. Pursuant to the California Environmental Quality Act (CEQA), an Initial Study was prepared and on January 2013 it was determined that a Negative Declaration of Environmental Impact was needed to complete the proposed project. The findings of the Initial Study are that the proposed project would result in less than significant impacts.

- ***A description of the property's potential for transit oriented development.***
  The property is situated at the intersection of Date and Commonwealth Avenues. There are two fixed bus routes on Commonwealth: the Los Angeles County Metropolitan Transportation Authority (MTA) as well as the Alhambra Community Transit (ACT). However, this specific site does not have a strong potential for transit-oriented development. There is no major transportation hub nearby or planned for the future and therefore the property would not be suitable for a transit oriented development site.

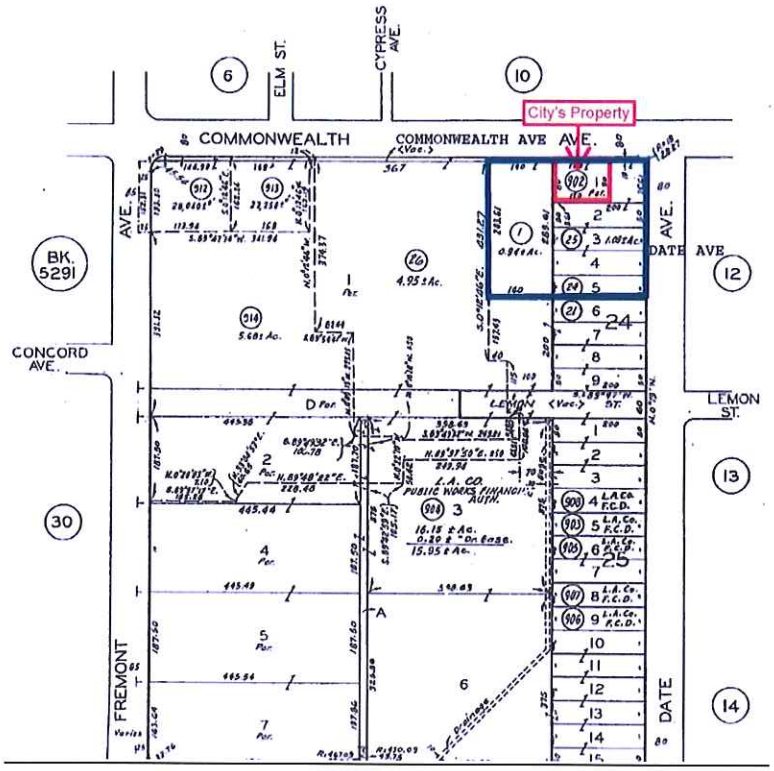
- ***A description of the property's potential for the advancement of the planning objectives of the Successor Agency.***
  The development of this property and adjacent properties to create a new commercial center would advance the planning objectives of the Alhambra Successor Agency. One of the planning goals is new investment in this site to attract new businesses and generate revenue for the City of Alhambra. The 2000-2004 midterm review of the Alhambra Redevelopment Agency Five Year Implementation Plan identifies the development of the site as a goal with respect to promoting the development of vacant and underdeveloped properties.

- ***A brief history of previous development proposals and activities, including the rental or lease of the property.***
  The property has been used for industrial uses since 1961 and has been the subject of two office development proposals in the past, neither of which ever advanced beyond the early planning stages. The current proposal represents the first serious proposal in over 15 years that has progressed to this advanced stage and also presents an opportunity to complete the transition of this portion of Commonwealth Avenue as originally envisioned, when the Redevelopment Agency was still in existence.

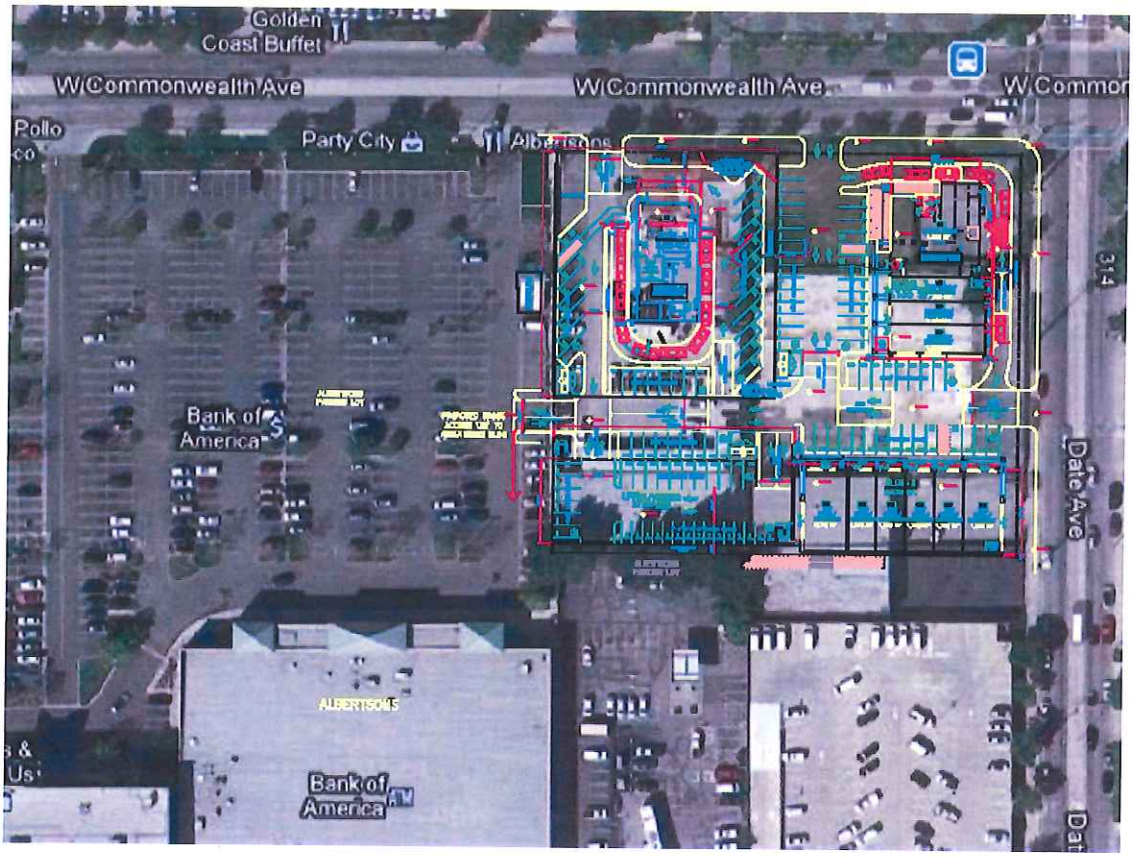
  The vacant commercial site does not generate any revenues.

- ***Address the use or disposition of the property, including the proposed sale value and proposed sale date.***
  Prior to the dissolution of the former Redevelopment Agency, a developer submitted a proposal to develop the property located on the corner of Date and Commonwealth. The proposed development contemplates, and is contingent upon, the sale of the vacant property (APN No. 5342-005-902) to the developer for the proposed project. The Alhambra Successor Agency wishes to dispose of the property to complete a proposed development.

  The development site is an assemblage of four parcels (three privately owned and one owned by the former Redevelopment Agency). One parcel (2300 West Commonwealth) is presently improved with a marble and granite warehouse/store. Another parcel (319 South Date) is improved with a 5,000 square foot industrial building. The remaining two parcels (307-309 South Date and a City-owned parcel on Commonwealth immediately west of 2300) are vacant.



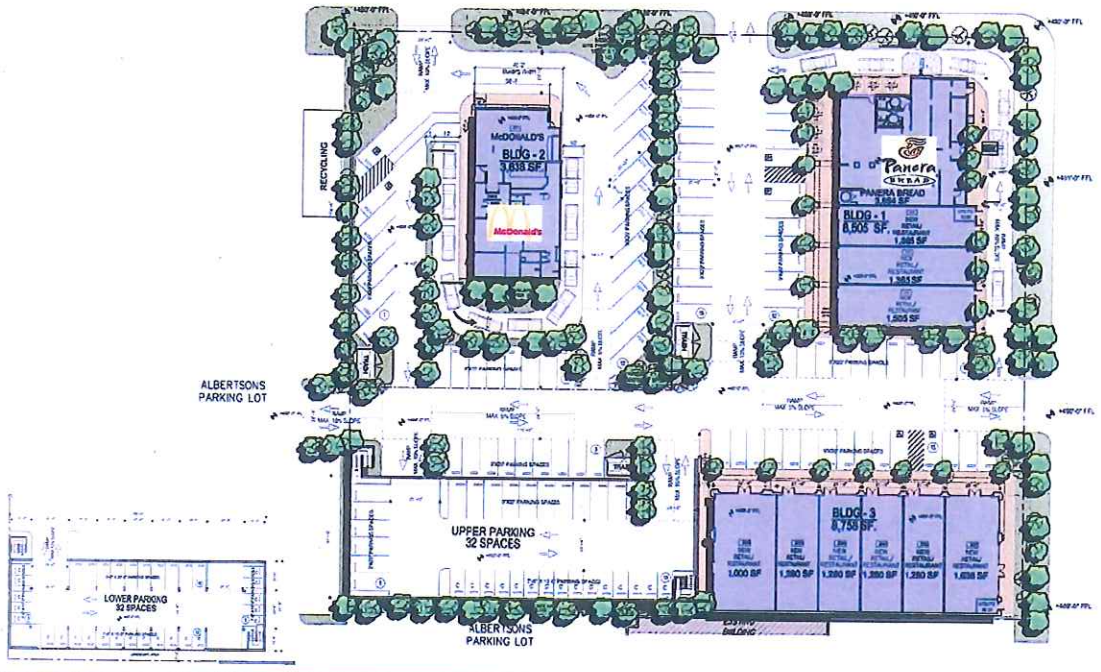
The proposed site has 340 feet of frontage on Commonwealth Avenue and 283.61 feet of frontage on Date Avenue.



The aerial photo above shows an overlay of the proposed development on the subject property and adjacent properties. The properties immediately adjacent to the subject property (APN: 5342-005-001, 5342-005-025 & 5342-005-024) are owned by the developer who is proposing to develop the site with a new commercial center. The proposed development contemplates, and is contingent upon, the sale of the subject property (APN No. 5342-005-902) to the developer for the proposed project. The highest and best use/value of the property includes sale to the adjoining property owner for inclusion in a larger development as the property has very limited development potential as a stand-alone property.

The former Agency purchased the subject property in 1986 with the intention of developing it along with the adjacent properties to accommodate a larger commercial development. In the Disposition and Development Agreement dated December 20, 1993 between the Redevelopment Agency and Smith's Food and Drug Center, Inc. (now Albertson's). Section 3.16 (Reciprocal Parking and Vehicular Access Agreement) states that "In order to enhance the retail sales in the area and to provide additional parking and vehicular access benefits for the site, the Developer agrees to enter into mutual and reciprocal parking and vehicular ingress and egress easement agreements ("REA") between Parcel D and the Agency's Parcel C and the Adjoining Properties subject to the following conditions." The developer is in negotiations with Albertsons regarding the REA (the photo above shows the proposed drive way joining the Albertson's center and the proposed commercial center).

On January 14, 2013, the City Council approved an Economic Development Agreement (EDA) with the developer for the development of the site. The proposed development contemplates, and is contingent upon, the sale of the City owned property (APN No. 5342-005-902) to the developer for the proposed project and developer has agreed to pay above the appraised value as stated on the Long Range Property Management Plan spread sheet. The sale is subject to approval by the Oversight Board and State of California Department of Finance, as the property was formerly owned by the Redevelopment Agency. The developer is aware of the situation and is willing to proceed with the project. The Successor Agency, developer and future tenants are ready to move forward with the project.



cft Developments, LLC

Proposed Site Plan

The developer is proposing a new commercial center consisting of three single-story buildings with a total area of 21,758 square feet and a two level parking structure. The development could accommodate a maximum of 14,760 square feet of restaurant use (including the proposed outdoor dining areas). If the amount of restaurant square footage is maximized, the minimum square footage for general retail uses would be 6,998 square feet. The two buildings facing Commonwealth Avenue will consist of multi-tenant buildings to house regionally and/or nationally known eateries and/or retail uses with up to four lease spaces at the northeast corner of the property and a single tenant building housing a regionally and/or nationally known restaurant (McDonalds or similar) at the northwest corner of the site.

Property No. 11 (Landscape Planter) - The landscape planter property has been removed from the LRPMP and the Alhambra Redevelopment Agency RDA Asset Transfer Review list. The property is owned by a private party who provided documentation showing the property belongs to them. It is assumed that the Assessor's office did not update the property information at the time of transfer. On May 23, 2014, a copy of the Grant Deed dated June 30, 1998 identifying the owners of the landscape planter property was sent to the Department of Finance and per the DOF's direction, the property was removed.

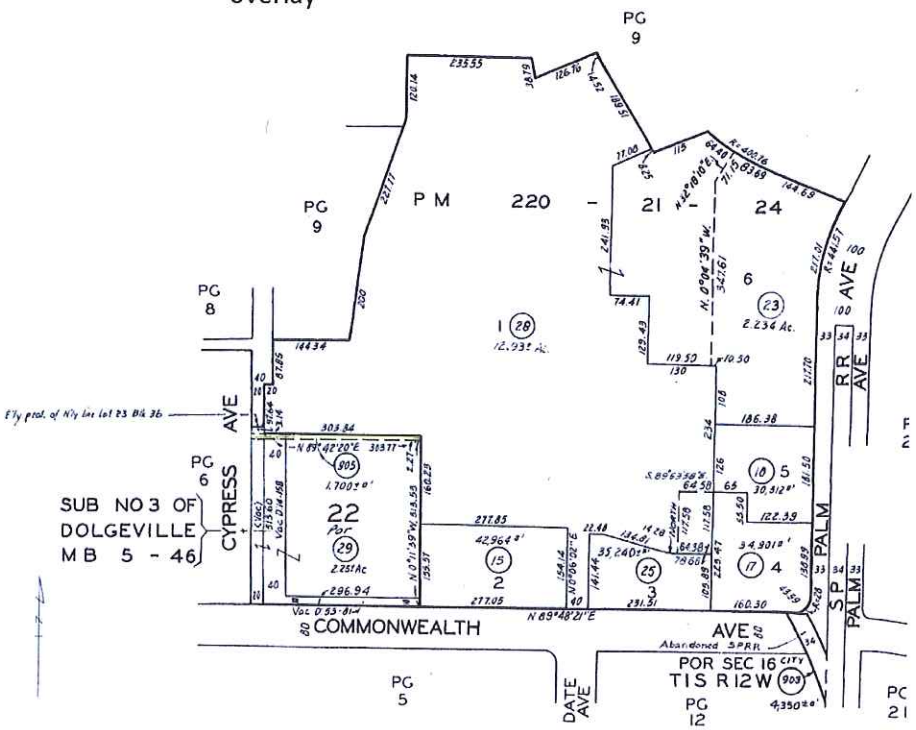
Property No. 11 – DELETED FROM LRPMP
Assessor's Parcel No. 5342-010-905

PARCEL DATA:

Address: The property does not have a formal, legal address.

Property Location: The property is a sliver of land measuring approximately 2 ft. x 400 ft. that runs east/west and is generally located north of Commonwealth Avenue and east of Cypress Avenue. The property is identified in yellow on the Los Angeles County Assessor's Parcel Map below and on the following page.

Assessor's Parcel No.: 5342-010-905

Lot Size: approximately 2 ft. x 400 ft. landscaped planter

Current Zoning: CPD, Commercial Planned Development with RC, Regional Commercial overlay